

October 2017

Stafford County, VA

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$53,841,144	\$55,640,223	-3.23%
Avg Sold Price	\$324,344	\$327,295	-0.90%
Median Sold Price	\$327,250	\$311,250	5.14%
Units Sold	166	170	-2.35%
Avg Days on Market	41	62	-33.87%
Avg List Price for Solds	\$330,915	\$332,241	-0.40%
Avg SP to OLP Ratio	96.8%	97.1%	-0.29%
Ratio of Avg SP to Avg OLP	97.0%	96.9%	0.14%
Attached Avg Sold Price	\$244,647	\$224,833	8.81%
Detached Avg Sold Price	\$347,203	\$345,796	0.41%
Attached Units Sold	37	26	42.31%
Detached Units Sold	129	144	-10.42%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Oct 2017	Oct 2016	% Change
Active Listings	689	665	3.61%
New Listings	281	248	13.31%
New Under Contracts	93	99	-6.06%
New Contingents	118	91	29.67%
New Pendings	211	190	11.05%
All Pendings	308	318	-3.14%

Financing (Sold)

Assumption	0
Cash	10
Conventional	51
FHA	33
Other	10
Owner	0
VA	62

Days on Market (Sold)

0	8
1 to 10	49
11 to 20	30
21 to 30	11
31 to 60	26
61 to 90	17
91 to 120	13
121 to 180	8
181 to 360	4
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	2	0	0
\$50K to \$99,999	1	0	0	0	0	0	1	0	0	0
\$100K to \$149,999	0	0	2	0	0	0	1	3	3	3
\$150K to \$199,999	0	1	1	2	1	2	1	6	8	2
\$200K to \$299,999	3	1	20	14	12	6	0	73	36	7
\$300K to \$399,999	0	0	12	6	47	2	0	230	19	3
\$400K to \$499,999	0	0	0	0	19	0	0	149	0	0
\$500K to \$599,999	0	0	1	0	7	0	0	89	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	38	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	7	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>2</b>	<b>36</b>	<b>22</b>	<b>89</b>	<b>10</b>	<b>3</b>	<b>607</b>	<b>66</b>	<b>15</b>
Avg Sold Price	\$190,195	\$210,000	\$281,631	\$261,889	\$380,783	\$247,090	\$133,167			
Prev Year - Avg Sold Price	\$214,483	\$190,833	\$260,977	\$247,307	\$387,167	\$224,500	\$194,554			
Avg Sold % Change	-11.32%	10.04%	7.91%	5.90%	-1.65%	10.06%	-31.55%			
Prev Year - # of Solds	6	3	39	14	99	2	7			

Active Detail