

January 2018

Stafford County, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$45,471,276	\$39,351,294	15.55%
Avg Sold Price	\$336,824	\$314,810	6.99%
Median Sold Price	\$320,000	\$300,000	6.67%
Units Sold	135	125	8.00%
Avg Days on Market	69	67	2.99%
Avg List Price for Solds	\$340,551	\$319,231	6.68%
Avg SP to OLP Ratio	96.8%	95.9%	0.93%
Ratio of Avg SP to Avg OLP	97.7%	96.6%	1.09%
Attached Avg Sold Price	\$261,330	\$205,813	26.97%
Detached Avg Sold Price	\$353,982	\$334,348	5.87%
Attached Units Sold	25	19	31.58%
Detached Units Sold	110	106	3.77%

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

	Jan 2018	Jan 2017	% Change
Active Listings	480	535	-10.28%
New Listings	257	256	0.39%
New Under Contracts	94	89	5.62%
New Contingents	125	88	42.05%
New Pendings	219	177	23.73%
All Pendings	313	273	14.65%

Financing (Sold)

Assumption	0
Cash	11
Conventional	43
FHA	28
Other	7
Owner	0
VA	46

Days on Market (Sold)

0	3
1 to 10	20
11 to 20	10
21 to 30	8
31 to 60	38
61 to 90	21
91 to 120	10
121 to 180	15
181 to 360	10
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	3	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	2	0	0	0	1	2	0	2
\$150K to \$199,999	0	0	0	5	1	0	2	6	2	0
\$200K to \$299,999	1	1	17	5	12	2	1	44	19	10
\$300K to \$399,999	1	0	15	6	35	1	0	146	18	2
\$400K to \$499,999	0	0	0	0	12	0	0	108	1	0
\$500K to \$599,999	0	0	0	0	7	1	0	72	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	31	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	1	35	16	73	4	4	425	40	14
Avg Sold Price	\$280,000	\$203,000	\$267,840	\$255,472	\$397,310	\$369,950	\$190,725			
Prev Year - Avg Sold Price	\$198,083	\$186,000	\$260,161	\$214,371	\$384,953	\$216,000	\$168,000			
Avg Sold % Change	41.35%	9.14%	2.95%	19.17%	3.21%	71.27%	13.53%			
Prev Year - # of Solds	6	1	34	12	66	3	3			

Active Detail