# **April 2018** Stafford County, VA

### **Sold Summary**

	Apr 2018	Apr 2017	% Change	
Sold Dollar Volume	\$73,698,301	\$66,095,323	11.50%	
Avg Sold Price	\$341,196	\$346,049	-1.40%	
Median Sold Price	\$342,450	\$345,000	-0.74%	
Units Sold	216	191	13.09%	
Avg Days on Market	38	41	-7.32%	
Avg List Price for Solds	\$344,063	\$349,490	-1.55%	
Avg SP to OLP Ratio	98.5%	98.3%	0.21%	
Ratio of Avg SP to Avg OLP	98.8%	98.1%	0.73%	
Attached Avg Sold Price	\$256,206	\$244,229	4.90%	
Detached Avg Sold Price	\$364,832	\$362,093	0.76%	
Attached Units Sold	47	26	80.77%	
Detached Units Sold	169	165	2.42%	

#### 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

	Apr 2018	Apr 2017	% Change		
Active Listings	676	656	3.05%		
New Listings	503	422	19.19%		
New Under Contracts	147	162	-9.26%		
New Contingents	170	151	12.58%		
New Pendings	317	313	1.28%		
All Pendings	472	499	-5.41%		

#### Financing (Sold)

0
15
65
51
8
1
80

### **Days on Market (Sold)**

0	11
1 to 10	101
11 to 20	23
21 to 30	22
31 to 60	25
61 to 90	9
91 to 120	8
121 to 180	16
181 to 360	7
361 to 720	3
721+	0

## **Active Detail**

#### **Sold Detail**

	Residential				Condo/Coop Active Listings			js		
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	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	0	0	0	0	0	0	1	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	3	1	0
\$150K to \$199,999	3	1	0	3	2	0	2	6	5	1
\$200K to \$299,999	5	2	18	15	16	4	6	55	22	12
\$300K to \$399,999	1	0	14	7	54	2	3	188	20	7
\$400K to \$499,999	0	0	2	0	39	0	0	178	0	0
\$500K to \$599,999	0	0	1	0	12	0	0	113	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	45	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	7	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	9	3	35	25	125	6	13	607	48	20
Avg Sold Price	\$221,656	\$208,333	\$308,790	\$263,334	\$390,833	\$287,500	\$239,105			
Prev Year - Avg Sold Price	\$218,800	\$148,000	\$290,903	\$252,661	\$398,061	\$242,450	\$228,083			
Avg Sold % Change	1.31%	40.77%	6.15%	4.22%	-1.82%	18.58%	4.83%			
Prev Year - # of Solds	8	1	42	18	115	4	3			