## 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)

| Assumption | 0 |
| :--- | :---: |
| Cash | 15 |
| Conventional | 65 |
| FHA | 51 |
| Other | 8 |
| Owner | 1 |
| VA | 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 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |

