

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	50	52	-3.85%
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	64
FHA	49
Other	8
Owner	1
VA	79

Days on Market (Sold)

0	11
1 to 10	96
11 to 20	18
21 to 30	16
31 to 60	21
61 to 90	10
91 to 120	10
121 to 180	23
181 to 360	8
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	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	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			

Active Detail