

# **July 2018**

## Stafford County, VA

### **Sold Summary**

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	Jul 2018	Jul 2017	% Change		
Sold Dollar Volume	\$102,271,590	\$99,534,491	2.75%		
Avg Sold Price	\$362,665	\$348,023	4.21%		
Median Sold Price	\$350,000	\$339,700	3.03%		
Units Sold	282	286	-1.40%		
Avg Days on Market	33	39	-15.38%		
Avg List Price for Solds	\$366,588	\$350,681	4.54%		
Avg SP to OLP Ratio	98.2%	97.9%	0.32%		
Ratio of Avg SP to Avg OLP	98.4%	97.5%	0.92%		
Attached Avg Sold Price	\$272,166	\$260,709	4.39%		
Detached Avg Sold Price	\$384,099	\$370,717	3.61%		
Attached Units Sold	54	59	-8.47%		
Detached Units Sold	228	227	0.44%		

#### 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**

	Jul 2018	Jul 2017	% Change	
Active Listings	760	705	7.80%	
New Listings	401	326	23.01% 1.57% 38.24%	
New Under Contracts	129	127		
New Contingents	141	102		
New Pendings	270	229	17.90%	
All Pendings	375	357	5.04%	

### Financing (Sold)

Assumption	0
Cash	17
Conventional	99
FHA	50
Other	14
Owner	0
VA	112

### Days on Market (Sold)

0	15
1 to 10	93
11 to 20	46
21 to 30	35
31 to 60	59
61 to 90	26
91 to 120	9
121 to 180	4
181 to 360	7
361 to 720	3
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coop	Active Listings			
	2 or	2 or Less BR		3 BR		4 or More BR		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	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	3	1	0	0	2	3	2	1
\$150K to \$199,999	0	0	3	0	1	0	0	5	5	1
\$200K to \$299,999	3	4	24	21	13	7	5	64	40	12
\$300K to \$399,999	1	0	18	11	71	2	1	209	19	12
\$400K to \$499,999	1	0	1	0	59	0	0	214	0	0
\$500K to \$599,999	0	0	1	0	14	0	0	97	0	0
\$600K to \$799,999	0	0	0	0	13	0	0	55	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	8	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	5	4	51	33	172	9	8	667	66	26
Avg Sold Price	\$316,130	\$271,250	\$278,651	\$283,843	\$417,342	\$269,333	\$227,644			
Prev Year - Avg Sold Price	\$231,240	\$216,475	\$289,252	\$276,117	\$407,715	\$275,094	\$181,643			

2.36%

161

-2.09%

25.32%



36.71%

25.30%

-3.66%

56

2.80%

39

Avg Sold % Change

Prev Year - # of Solds