

August 2018

Stafford County, VA

Sold Summary

	Aug 2018	Aug 2017	% Change		
Sold Dollar Volume	\$93,033,312	\$80,078,201	16.18%		
Avg Sold Price	\$351,069	\$340,758	3.03%		
Median Sold Price	\$335,000	\$329,800	1.58%		
Units Sold	265	235	12.77%		
Avg Days on Market	36	39	-7.69%		
Avg List Price for Solds	\$353,912	\$344,874	2.62%		
Avg SP to OLP Ratio	97.7%	97.4%	0.30%		
Ratio of Avg SP to Avg OLP	97.5%	97.5%	-0.01%		
Attached Avg Sold Price	\$260,160	\$238,636	9.02%		
Detached Avg Sold Price	\$382,449	\$362,341	5.55%		
Attached Units Sold	68	41	65.85%		
Detached Units Sold	197	194	1.55%		

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

	Aug 2018	Aug 2017	% Change	
Active Listings	738	693	6.49%	
New Listings	354	351	0.85%	
New Under Contracts	142	121	17.36%	
New Contingents	111	109	1.83%	
New Pendings	253	230	10.00%	
All Pendings	331	322	2.80%	

Financing (Sold)

Assumption	0
Cash	8
Conventional	96
FHA	61
Other	13
Owner	0
VA	103

Days on Market (Sold)

0	15
1 to 10	78
11 to 20	45
21 to 30	20
31 to 60	56
61 to 90	38
91 to 120	16
121 to 180	8
181 to 360	7
361 to 720	0
721+	0

Sold Detail Active Detail

		Residential					Condo/Coop	Active Listings		
	2 or	Less BR	3	BR	4 or l	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	0	0	0	0
\$100K to \$149,999	0	0	0	0	1	0	2	3	0	0
\$150K to \$199,999	1	2	4	3	0	2	2	9	6	1
\$200K to \$299,999	3	0	19	30	13	6	4	70	43	13
\$300K to \$399,999	0	0	18	9	62	3	5	213	15	12
\$400K to \$499,999	0	0	1	0	51	0	0	199	0	0
\$500K to \$599,999	0	0	0	0	20	0	0	85	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	49	0	0
\$800K to \$999,999	0	0	1	0	1	0	0	8	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	9	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	4	2	43	42	150	11	13	647	64	26
Avg Sold Price	\$210,375	\$189,000	\$305,921	\$268,896	\$408,976	\$253,278	\$248,709			
Prev Year - Avg Sold Price	\$213,665	\$190,550	\$285,205	\$250,786	\$398,826	\$226,133	\$212,492			

2.54%

138

12.00%

6

17.04%

6



-1.54%

10

-0.81%

7.26%

46

7.22%

27

Avg Sold % Change

Prev Year - # of Solds