

November 2018
Stafford County, VA

Sold Summary

	Nov 2018	Nov 2017	% Change
Sold Dollar Volume	\$60,274,354	\$55,773,315	8.07%
Avg Sold Price	\$352,482	\$338,020	4.28%
Median Sold Price	\$346,000	\$330,000	4.85%
Units Sold	171	165	3.64%
Avg Days on Market	54	45	20.00%
Avg List Price for Solds	\$356,720	\$340,803	4.67%
Avg SP to OLP Ratio	96.8%	97.4%	-0.58%
Ratio of Avg SP to Avg OLP	96.9%	97.4%	-0.55%
Attached Avg Sold Price	\$257,489	\$239,157	7.67%
Detached Avg Sold Price	\$373,516	\$362,736	2.97%
Attached Units Sold	31	33	-6.06%
Detached Units Sold	140	132	6.06%

- 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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	1	0	0	0
\$150K to \$199,999	1	0	1	0	0	0	1
\$200K to \$299,999	2	3	22	10	9	8	1
\$300K to \$399,999	0	0	8	5	49	0	2
\$400K to \$499,999	0	0	0	0	39	0	0
\$500K to \$599,999	0	0	0	0	7	0	0
\$600K to \$799,999	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	3	3	31	16	106	8	4
Avg Sold Price	\$221,600	\$212,000	\$279,129	\$270,723	\$405,419	\$246,238	\$261,175
Prev Year - Avg Sold Price	\$245,537	\$237,000	\$282,545	\$247,730	\$405,355	\$241,725	\$172,167
Avg Sold % Change	-9.75%	-10.55%	-1.21%	9.28%	0.02%	1.87%	51.70%
Prev Year - # of Solds	6	3	38	23	88	4	3

Inventory

	Nov 2018	Nov 2017	% Change
Active Listings	668	613	8.97%
New Listings	202	212	-4.72%
New Under Contracts	83	102	-18.63%
New Contingents	67	83	-19.28%
New Pendings	150	185	-18.92%
All Pendings	236	297	-20.54%

Financing (Sold)

Assumption	0
Cash	13
Conventional	43
FHA	32
Other	14
Owner	0
VA	69

Days on Market (Sold)

0	7
1 to 10	25
11 to 20	23
21 to 30	26
31 to 60	38
61 to 90	33
91 to 120	19
121 to 180	20
181 to 360	12
361 to 720	2
721+	0

Active 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	3	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	1	0	0	0	2	0	0
\$150K to \$199,999	1	0	1	0	0	0	1	8	6	0
\$200K to \$299,999	2	3	22	10	9	8	1	61	35	6
\$300K to \$399,999	0	0	8	5	49	0	2	190	11	10
\$400K to \$499,999	0	0	0	0	39	0	0	183	0	0
\$500K to \$599,999	0	0	0	0	7	0	0	85	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	46	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	9	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	1	0	0
Total	3	3	31	16	106	8	4	598	53	16
Avg Sold Price	\$221,600	\$212,000	\$279,129	\$270,723	\$405,419	\$246,238	\$261,175			
Prev Year - Avg Sold Price	\$245,537	\$237,000	\$282,545	\$247,730	\$405,355	\$241,725	\$172,167			
Avg Sold % Change	-9.75%	-10.55%	-1.21%	9.28%	0.02%	1.87%	51.70%			
Prev Year - # of Solds	6	3	38	23	88	4	3			