

January 2019
Stafford County, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$41,853,693	\$45,471,276	-7.96%
Avg Sold Price	\$334,830	\$336,824	-0.59%
Median Sold Price	\$320,000	\$320,000	0.00%
Units Sold	125	135	-7.41%
Avg Days on Market	56	53	5.66%
Avg List Price for Solds	\$337,201	\$340,551	-0.98%
Avg SP to OLP Ratio	97.2%	96.8%	0.44%
Ratio of Avg SP to Avg OLP	97.2%	97.7%	-0.46%
Attached Avg Sold Price	\$253,056	\$261,330	-3.17%
Detached Avg Sold Price	\$355,273	\$353,982	0.36%
Attached Units Sold	25	25	0.00%
Detached Units Sold	100	110	-9.09%

- 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

	Jan 2019	Jan 2018	% Change
Active Listings	538	480	12.08%
New Listings	222	257	-13.62%
New Under Contracts	108	94	14.89%
New Contingents	85	125	-32.00%
New Pendings	193	219	-11.87%
All Pendings	268	313	-14.38%

Financing (Sold)

Assumption	0
Cash	6
Conventional	38
FHA	20
Other	14
Owner	0
VA	47

Days on Market (Sold)

0	2
1 to 10	19
11 to 20	16
21 to 30	9
31 to 60	35
61 to 90	25
91 to 120	14
121 to 180	15
181 to 360	12
361 to 720	1
721+	0

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	0	0	0	0
\$150K to \$199,999	2	1	1	2	0	1	1
\$200K to \$299,999	2	1	15	13	11	1	1
\$300K to \$399,999	1	0	6	3	29	0	1
\$400K to \$499,999	0	0	3	0	23	0	0
\$500K to \$599,999	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	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	5	2	25	18	70	2	3
Avg Sold Price	\$256,600	\$213,700	\$292,212	\$262,617	\$384,843	\$229,000	\$237,967
Prev Year - Avg Sold Price	\$280,000	\$203,000	\$267,840	\$255,472	\$397,310	\$369,950	\$190,725
Avg Sold % Change	-8.36%	5.27%	9.10%	2.80%	-3.14%	-38.10%	24.77%
Prev Year - # of Solds	2	1	35	16	73	4	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
3	1	0
0	0	0
3	1	0
6	8	0
38	23	3
139	5	13
147	1	0
79	0	0
49	0	0
7	0	0
10	0	0
0	0	0
0	0	0
481	39	16