

# March 2019

# Stafford County, VA

# **Sold Summary**

	Mar 2019	Mar 2018	% Change		
Sold Dollar Volume	\$65,867,856	\$73,916,876	-10.89%		
Avg Sold Price	\$354,128	\$339,068	4.44%		
Median Sold Price	\$346,250	\$336,250	2.97%		
Units Sold	186	218	-14.68%		
Avg Days on Market	47	44	6.82%		
Avg List Price for Solds	\$356,889	\$343,048	4.03%		
Avg SP to OLP Ratio	98.0%	97.5%	0.54%		
Ratio of Avg SP to Avg OLP	97.8%	98.5%	-0.71%		
Attached Avg Sold Price	\$265,251	\$242,520	9.37%		
Detached Avg Sold Price	\$377,961	\$362,108	4.38%		
Attached Units Sold	38	42	-9.52%		
Detached Units Sold	147	176	-16.48%		

#### 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**

	Mar 2019	Mar 2018	% Change	
Active Listings	583	531	9.79%	
New Listings	439	422	4.03%	
New Under Contracts	213	140	52.14%	
New Contingents	115	161	-28.57%	
New Pendings	328	301	8.97%	
All Pendings	415	417	-0.48%	

# Financing (Sold)

Assumption	0
Cash	11
Conventional	76
FHA	28
Other	6
Owner	0
VA	65

# Days on Market (Sold)

0	8
1 to 10	53
11 to 20	37
21 to 30	20
31 to 60	23
61 to 90	18
91 to 120	16
121 to 180	19
181 to 360	14
361 to 720	3
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	3	1	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	1	0	0
\$150K to \$199,999	3	1	4	2	1	2	0	5	4	1
\$200K to \$299,999	2	1	18	11	8	3	4	43	18	4
\$300K to \$399,999	1	1	10	5	43	4	3	137	17	10
\$400K to \$499,999	0	0	3	0	31	0	0	169	0	0
\$500K to \$599,999	0	0	1	0	16	0	0	84	0	0
\$600K to \$799,999	0	0	0	0	6	0	0	59	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	12	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	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	6	3	36	18	105	9	8	526	40	15
Avg Sold Price	\$223,167	\$235,379	\$291,326	\$269,561	\$416,510	\$260,555	\$272,038			
Prev Year - Avg Sold Price	\$195,843	\$208,000	\$300,200	\$269,877	\$399,571	\$254,333	\$179,527			

4.24%

117

2.45%

6

51.53%

11



13.95%

13.16%

-2.96%

52

-0.12%

24

Avg Sold % Change

Prev Year - # of Solds