

May 2019
Stafford County, VA

Sold Summary

	May 2019	May 2018	% Change
Sold Dollar Volume	\$100,310,865	\$93,272,431	7.55%
Avg Sold Price	\$367,439	\$354,648	3.61%
Median Sold Price	\$350,000	\$331,000	5.74%
Units Sold	273	263	3.80%
Avg Days on Market	32	26	23.08%
Avg List Price for Solds	\$370,225	\$357,883	3.45%
Avg SP to OLP Ratio	98.7%	98.7%	0.03%
Ratio of Avg SP to Avg OLP	98.7%	98.6%	0.11%
Attached Avg Sold Price	\$268,806	\$240,406	11.81%
Detached Avg Sold Price	\$393,467	\$386,259	1.87%
Attached Units Sold	57	57	0.00%
Detached Units Sold	216	206	4.85%

- 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

	May 2019	May 2018	% Change
Active Listings	664	706	-5.95%
New Listings	424	468	-9.40%
New Under Contracts	208	146	42.47%
New Contingents	93	169	-44.97%
New Pendings	301	315	-4.44%
All Pendings	450	488	-7.79%

Financing (Sold)

Assumption	0
Cash	11
Conventional	94
FHA	31
Other	17
Owner	0
VA	120

Days on Market (Sold)

0	7
1 to 10	121
11 to 20	55
21 to 30	36
31 to 60	29
61 to 90	17
91 to 120	9
121 to 180	6
181 to 360	16
361 to 720	2
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	1	0	0	1
\$150K to \$199,999	0	4	1	1	1	0	1
\$200K to \$299,999	5	3	19	15	10	2	10
\$300K to \$399,999	0	1	21	13	77	3	2
\$400K to \$499,999	0	0	3	0	47	0	0
\$500K to \$599,999	0	0	1	0	16	0	0
\$600K to \$799,999	1	0	1	0	12	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	6	8	46	30	164	5	14
Avg Sold Price	\$310,608	\$217,523	\$322,382	\$284,074	\$416,437	\$314,554	\$249,054
Prev Year - Avg Sold Price	\$220,440	\$241,500	\$292,854	\$241,758	\$425,076	\$251,857	\$217,217
Avg Sold % Change	40.90%	-9.93%	10.08%	17.50%	-2.03%	24.89%	14.66%
Prev Year - # of Solds	10	2	45	42	151	7	6

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
3	1	0
1	0	0
2	0	0
5	4	0
42	29	4
175	15	5
189	0	1
101	0	0
64	0	0
9	0	0
13	0	0
0	0	0
0	0	0
604	49	10