

July 2019

Stafford County, VA

Sold Summary

	Jul 2019	Jul 2018	% Change
Sold Dollar Volume	\$113,538,414	\$102,271,590	11.02%
Avg Sold Price	\$379,727	\$362,665	4.70%
Median Sold Price	\$370,000	\$350,000	5.71%
Units Sold	299	282	6.03%
Avg Days on Market	30	33	-9.09%
Avg List Price for Solds	\$383,555	\$366,588	4.63%
Avg SP to OLP Ratio	98.2%	98.2%	0.01%
Ratio of Avg SP to Avg OLP	98.3%	98.4%	-0.06%
Attached Avg Sold Price	\$277,728	\$272,166	2.04%
Detached Avg Sold Price	\$407,506	\$384,099	6.09%
Attached Units Sold	64	54	18.52%
Detached Units Sold	235	228	3.07%

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

	Jul 2019	Jul 2018	% Change
Active Listings	628	760	-17.37%
New Listings	316	401	-21.20%
New Under Contracts	185	129	43.41%
New Contingents	77	141	-45.39%
New Pendings	262	270	-2.96%
All Pendings	357	375	-4.80%

Financing (Sold)

Assumption	0
Cash	6
Conventional	106
FHA	49
Other	13
Owner	1
VA	124

Days on Market (Sold)

0	7
1 to 10	100
11 to 20	67
21 to 30	41
31 to 60	53
61 to 90	26
91 to 120	9
121 to 180	8
181 to 360	6
361 to 720	5
721+	0

Sold 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	2	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	4	0	0
\$150K to \$199,999	1	0	1	3	0	0	2	7	3	3
\$200K to \$299,999	1	4	18	26	5	7	2	31	24	8
\$300K to \$399,999	1	0	21	16	80	2	2	164	14	6
\$400K to \$499,999	1	0	2	0	62	0	0	184	0	0
\$500K to \$599,999	0	0	1	0	30	0	0	96	0	0
\$600K to \$799,999	0	0	0	0	11	0	0	49	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	14	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	1	0	0
Total	4	4	43	45	188	9	6	568	42	17
Avg Sold Price	\$297,000	\$236,000	\$309,551	\$285,329	\$432,261	\$277,978	\$248,167			
Prev Year - Avg Sold Price	\$316,130	\$271,250	\$278,651	\$283,843	\$417,342	\$269,333	\$227,644			
Avg Sold % Change	-6.05%	-13.00%	11.09%	0.52%	3.57%	3.21%	9.02%			
Prev Year - # of Solds	5	4	51	33	172	9	8			

Active Detail