

December 2019
Stafford County, VA

Sold Summary

	Dec 2019	Dec 2018	% Change
Sold Dollar Volume	\$64,988,270	\$40,597,100	60.08%
Avg Sold Price	\$382,662	\$344,043	11.23%
Median Sold Price	\$360,000	\$338,250	6.43%
Units Sold	168	118	42.37%
Avg Days on Market	51	47	8.51%
Avg List Price for Solds	\$386,834	\$348,037	11.15%
Avg SP to OLP Ratio	97.4%	96.5%	0.94%
Ratio of Avg SP to Avg OLP	97.4%	96.3%	1.09%
Attached Avg Sold Price	\$268,892	\$245,627	9.47%
Detached Avg Sold Price	\$411,529	\$369,171	11.47%
Attached Units Sold	34	24	41.67%
Detached Units Sold	134	94	42.55%

- 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	0	0	0	0
\$150K to \$199,999	1	1	4	3	1	0	0
\$200K to \$299,999	2	1	8	13	7	2	5
\$300K to \$399,999	0	0	14	7	34	0	2
\$400K to \$499,999	0	0	3	0	28	0	0
\$500K to \$599,999	0	0	0	0	23	0	0
\$600K to \$799,999	0	0	1	0	6	0	0
\$800K to \$999,999	0	0	0	0	2	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	2	30	23	101	2	7
Avg Sold Price	\$234,765	\$219,995	\$325,263	\$270,584	\$442,404	\$227,000	\$289,271
Prev Year - Avg Sold Price	\$203,975	\$182,667	\$295,955	\$256,246	\$399,529	\$255,767	\$225,000
Avg Sold % Change	15.09%	20.43%	9.90%	5.60%	10.73%	-11.25%	28.56%
Prev Year - # of Solds	4	3	20	14	70	6	1

Inventory

	Dec 2019	Dec 2018	% Change
Active Listings	410	579	-29.19%
New Listings	147	162	-9.26%
New Under Contracts	0	90	0%
New Contingents	0	61	0%
New Pendings	173	151	14.57%
All Pendings	261	238	9.66%

Financing (Sold)

Assumption	0
Cash	8
Conventional	59
FHA	36
Other	1
Owner	0
VA	56

Days on Market (Sold)

0	5
1 to 10	36
11 to 20	27
21 to 30	9
31 to 60	21
61 to 90	25
91 to 120	17
121 to 180	12
181 to 360	14
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	2	0	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	1	0	0
\$150K to \$199,999	1	1	4	3	1	0	0	4	3	3
\$200K to \$299,999	2	1	8	13	7	2	5	35	20	5
\$300K to \$399,999	0	0	14	7	34	0	2	84	8	4
\$400K to \$499,999	0	0	3	0	28	0	0	116	1	2
\$500K to \$599,999	0	0	0	0	23	0	0	76	0	0
\$600K to \$799,999	0	0	1	0	6	0	0	31	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	7	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	2	30	23	101	2	7	364	32	14
Avg Sold Price	\$234,765	\$219,995	\$325,263	\$270,584	\$442,404	\$227,000	\$289,271			
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