

February 2020
Stafford County, VA

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$54,709,022	\$39,243,433	39.41%
Avg Sold Price	\$360,846	\$335,414	7.58%
Median Sold Price	\$359,500	\$325,000	10.62%
Units Sold	152	119	27.73%
Avg Days on Market	46	50	-8.00%
Avg List Price for Solds	\$363,217	\$335,335	8.31%
Avg SP to OLP Ratio	98.1%	97.8%	0.30%
Ratio of Avg SP to Avg OLP	98.0%	96.5%	1.64%
Attached Avg Sold Price	\$245,142	\$259,961	-5.70%
Detached Avg Sold Price	\$394,184	\$354,886	11.07%
Attached Units Sold	34	25	36.00%
Detached Units Sold	118	94	25.53%

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

	Feb 2020	Feb 2019	% Change
Active Listings	404	537	-24.77%
New Listings	306	263	16.35%
New Under Contracts	0	129	0%
New Contingents	0	78	0%
New Pendings	275	207	32.85%
All Pendings	377	317	18.93%

Financing (Sold)

Assumption	1
Cash	10
Conventional	39
FHA	31
Other	5
Owner	0
VA	61

Days on Market (Sold)

0	5
1 to 10	41
11 to 20	19
21 to 30	9
31 to 60	23
61 to 90	13
91 to 120	14
121 to 180	13
181 to 360	14
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	1	0	1	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	2
\$150K to \$199,999	0	0	2	2	0	1	1
\$200K to \$299,999	2	5	9	9	8	2	5
\$300K to \$399,999	0	1	7	5	37	1	0
\$400K to \$499,999	0	0	2	0	34	0	0
\$500K to \$599,999	0	0	0	0	10	0	0
\$600K to \$799,999	0	0	0	0	3	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	6	21	16	94	4	8
Avg Sold Price	\$199,633	\$254,447	\$289,805	\$267,412	\$423,712	\$241,762	\$195,312
Prev Year - Avg Sold Price	\$180,000	\$0	\$297,697	\$258,272	\$385,378	\$278,833	\$247,700
Avg Sold % Change	10.91%	0.00%	-2.65%	3.54%	9.95%	-13.30%	-21.15%
Prev Year - # of Solds	1	0	31	19	62	3	3

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
2	0	0
2	0	0
5	2	0
37	16	1
71	11	0
126	0	0
81	0	0
38	0	0
7	0	0
3	0	0
1	0	0
0	0	0
374	29	1