

# **April 2020**

## Stafford County, VA

### **Sold Summary**

	Apr 2020	Apr 2019	% Change	
Sold Dollar Volume	\$103,995,737	\$91,322,258	13.88%	
Avg Sold Price	\$404,793	\$375,812	7.71%	
Median Sold Price	\$390,000	\$370,000	5.41%	
Units Sold	258	243	6.17%	
Avg Days on Market	23	37	-37.84%	
Avg List Price for Solds	\$404,652	\$379,002	6.77%	
Avg SP to OLP Ratio	99.5%	98.7%	0.79%	
Ratio of Avg SP to Avg OLP	99.5%	98.3%	1.19%	
Attached Avg Sold Price	\$286,636	\$258,384	10.93%	
Detached Avg Sold Price	\$424,041	\$407,004	4.19%	
Attached Units Sold	36	51	-29.41%	
Detached Units Sold	222	192	15.63%	

#### 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**

	Apr 2020	Apr 2019	% Change		
Active Listings	431	596	-27.68%		
New Listings	346	415	-16.63%		
New Under Contracts	0	234	0%		
New Contingents	0	106	0%		
New Pendings	278	340	-18.24%		
All Pendings	421	454	-7.27%		

### Financing (Sold)

Assumption	1
Cash	6
Conventional	94
FHA	43
Other	3
Owner	0
VA	108

#### Days on Market (Sold)

0	4
1 to 10	151
11 to 20	35
21 to 30	20
31 to 60	18
61 to 90	9
91 to 120	5
121 to 180	6
181 to 360	9
361 to 720	0
721+	1

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			js –	
	2 or	Less BR	3	BR	4 or I	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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	1	0	0	0	2	0	0
\$150K to \$199,999	1	0	1	0	1	0	1	5	5	3
\$200K to \$299,999	2	2	16	14	6	5	1	33	21	5
\$300K to \$399,999	1	0	18	12	52	0	0	73	19	0
\$400K to \$499,999	0	0	6	0	76	0	0	140	3	0
\$500K to \$599,999	0	0	0	0	27	0	0	83	0	0
\$600K to \$799,999	0	0	1	0	11	0	0	26	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	6	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	4	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	4	2	42	27	176	5	2	375	48	8
Avg Sold Price	\$259,056	\$239,450	\$329,184	\$297,851	\$450,577	\$268,800	\$227,000			
Prev Year - Avg Sold Price	\$194,963	\$233,960	\$323,521	\$253,278	\$435,297	\$258,113	\$279,803			

3.51%

148

4.14%

8

-18.87%

12



32.87%

2.35%

5

1.75%

40

17.60%

26

Avg Sold % Change

Prev Year - # of Solds