## 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



