## August 2020

## Stafford County, VA

## Sold Summary

|  | Aug 2020 | Aug 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 116,906,215$ | $\$ 92,654,985$ | $26.17 \%$ |
| Avg Sold Price | $\$ 410,966$ | $\$ 376,646$ | $9.11 \%$ |
| Median Sold Price | $\$ 403,115$ | $\$ 359,950$ | $11.99 \%$ |
| Units Sold | 287 | 246 | $16.67 \%$ |
| Avg Days on Market | 17 | 38 | $-55.26 \%$ |
| Avg List Price for Solds | $\$ 408,762$ | $\$ 378,860$ | $7.89 \%$ |
| Avg SP to OLP Ratio | $100.2 \%$ | $98.3 \%$ | $1.98 \%$ |
| Ratio of Avg SP to Avg OLP | $100.0 \%$ | $98.0 \%$ | $2.07 \%$ |
| Attached Avg Sold Price | $\$ 287,211$ | $\$ 278,741$ | $3.04 \%$ |
| Detached Avg Sold Price | $\$ 439,116$ | $\$ 399,770$ | $9.84 \%$ |
| Attached Units Sold | 53 | 47 | $12.77 \%$ |
| Detached Units Sold | 234 | 199 | $17.59 \%$ |

## 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

|  | Aug 2020 | Aug 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 193 | 628 | $-69.27 \%$ |
| New Listings | 308 | 330 | $-6.67 \%$ |
| New Under Contracts | 0 | 168 | $0 \%$ |
| New Contingents | 0 | 81 | $0 \%$ |
| New Pendings | 309 | 249 | $24.10 \%$ |
| All Pendings | 423 | 316 | $33.86 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 11 |
| Conventional | 107 |
| FHA | 52 |
| Other | 6 |
| Owner | 0 |
| VA | 101 |

Days on Market (Sold)

| 0 | 11 |
| :--- | :---: |
| 1 to 10 | 182 |
| 11 to 20 | 30 |
| 21 to 30 | 14 |
| 31 to 60 | 21 |
| 61 to 90 | 16 |
| 91 to 120 | 6 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail



