

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	5
181 to 360	2
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or l	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	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	0	1	0	0	0	1	0	0
\$200K to \$299,999	2	5	13	16	6	7	3	18	4	1
\$300K to \$399,999	1	0	26	15	40	2	2	34	7	1
\$400K to \$499,999	0	0	8	2	74	0	0	57	0	0
\$500K to \$599,999	0	0	5	0	33	0	0	43	0	0
\$600K to \$799,999	0	0	0	0	19	0	0	12	0	0
\$800K to \$999,999	0	0	0	0	4	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	8	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	5	52	34	177	9	5	180	11	2
Avg Sold Price	\$227,340	\$258,930	\$359,628	\$296,530	\$468,618	\$268,222	\$286,300			
Prev Year - Avg Sold Price	\$263,500	\$239,580	\$317,448	\$296,429	\$425,576	\$291,100	\$240,971			

10.11%

154

-7.86%

18.81%

9



-13.72%

8.08%

13.29%

40

0.03%

24

Avg Sold % Change

Prev Year - # of Solds