

September 2020

Stafford County, VA

Sold Summary

	Sep 2020	Sep 2019	% Change
Sold Dollar Volume	\$104,707,360	\$75,274,128	39.10%
Avg Sold Price	\$385,292	\$363,643	5.95%
Median Sold Price	\$375,000	\$351,000	6.84%
Units Sold	274	207	32.37%
Avg Days on Market	14	49	-71.43%
Avg List Price for Solds	\$383,543	\$365,679	4.89%
Avg SP to OLP Ratio	100.7%	99.2%	1.56%
Ratio of Avg SP to Avg OLP	100.3%	98.7%	1.63%
Attached Avg Sold Price	\$276,564	\$262,712	5.27%
Detached Avg Sold Price	\$421,357	\$391,680	7.58%
Attached Units Sold	68	45	51.11%
Detached Units Sold	206	162	27.16%

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

	Sep 2020	Sep 2019	% Change
Active Listings	165	566	-70.85%
New Listings	286	226	26.55%
New Under Contracts	0	129	0%
New Contingents	0	61	0%
New Pendings	288	190	51.58%
All Pendings	398	274	45.26%

Financing (Sold)

Assumption	0
Cash	13
Conventional	98
FHA	62
Other	4
Owner	0
VA	90

Days on Market (Sold)

0	11
1 to 10	194
11 to 20	19
21 to 30	17
31 to 60	17
61 to 90	5
91 to 120	3
121 to 180	5
181 to 360	3
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	1	0	0
\$150K to \$199,999	2	0	0	1	0	1	2	1	1	0
\$200K to \$299,999	5	7	14	25	2	6	5	19	6	2
\$300K to \$399,999	1	0	34	10	38	3	3	26	5	1
\$400K to \$499,999	0	0	5	4	70	0	0	42	1	0
\$500K to \$599,999	1	0	0	0	23	0	0	30	0	0
\$600K to \$799,999	0	0	0	0	8	0	0	16	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	8	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	9	7	54	40	143	10	11	149	13	3
Avg Sold Price	\$273,238	\$250,914	\$348,140	\$288,690	\$457,816	\$278,350	\$247,172			
Prev Year - Avg Sold Price	\$214,500	\$260,000	\$322,623	\$272,526	\$416,330	\$280,611	\$223,590			
Avg Sold % Change	27.38%	-3.49%	7.91%	5.93%	9.96%	-0.81%	10.55%			
Prev Year - # of Solds	4	2	34	24	124	9	10			

Active Detail