

December 2020

Stafford County, VA

Sold Summary

	Dec 2020	Dec 2019	% Change		
Sold Dollar Volume	\$110,059,129	\$64,988,270	69.35%		
Avg Sold Price	\$411,330	\$382,662	7.49%		
Median Sold Price	\$400,000	\$360,000	11.11%		
Units Sold	269	168	60.12%		
Avg Days on Market	16	51	-68.63%		
Avg List Price for Solds	\$409,141	\$386,834	5.77%		
Avg SP to OLP Ratio	100.3%	97.4%	2.94%		
Ratio of Avg SP to Avg OLP	100.3%	97.4%	3.01%		
Attached Avg Sold Price	\$303,659	\$268,892	12.93%		
Detached Avg Sold Price	\$435,913	\$411,529	5.93%		
Attached Units Sold	50	34	47.06%		
Detached Units Sold	219	134	63.43%		

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

	Dec 2020	Dec 2019	% Change	
Active Listings	129	410	-68.54%	
New Listings	190	147	29.25%	
New Under Contracts	0	0	0%	
New Contingents	0	0	0%	
New Pendings	182	173	5.20%	
All Pendings	246	261	-5.75%	

Financing (Sold)

Assumption	0
Cash	19
Conventional	93
FHA	54
Other	4
Owner	0
VA	91

Days on Market (Sold)

0	15		
1 to 10	176		
11 to 20	35		
21 to 30	15		
31 to 60	10		
61 to 90	7		
91 to 120	5		
121 to 180	2		
181 to 360	2		
361 to 720	1		
721+	1		

Sold Detail Active Detail

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	Residential					Condo/Coop Active Listings			gs	
	2 or Less BR		3 BR		4 or 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	1	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	1	0	0	1	0	0
\$150K to \$199,999	0	0	1	2	1	0	2	2	1	2
\$200K to \$299,999	5	0	19	15	5	2	5	6	4	0
\$300K to \$399,999	3	0	26	13	27	4	0	21	4	0
\$400K to \$499,999	0	0	9	7	57	0	0	31	0	0
\$500K to \$599,999	0	0	3	0	38	0	0	36	0	0
\$600K to \$799,999	0	0	1	0	19	0	0	9	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	0	0	0	6	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	9	0	59	37	151	6	7	118	9	2
Avg Sold Price	\$277,755	\$0	\$349,780	\$315,215	\$478,994	\$312,000	\$235,428			
Prev Year - Avg Sold Price	\$234,765	\$219,995	\$325,263	\$270,584	\$442,404	\$227,000	\$289,271			
Avg Sold % Change	18.31%	0.00%	7.54%	16.49%	8.27%	37.44%	-18.61%			

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Prev Year - # of Solds