

December 2021

Stafford County, VA

Sold Summary

	Dec 2021	Dec 2020	% Change
Sold Dollar Volume	\$117,829,097	\$110,059,129	7.06%
Avg Sold Price	\$466,823	\$411,330	13.49%
Median Sold Price	\$445,000	\$400,000	11.25%
Units Sold	254	269	-5.58%
Avg Days on Market	15	16	-6.25%
Avg List Price for Solds	\$463,894	\$409,141	13.38%
Avg SP to OLP Ratio	100.3%	100.3%	-0.01%
Ratio of Avg SP to Avg OLP	100.0%	100.3%	-0.28%
Attached Avg Sold Price	\$336,302	\$303,659	10.75%
Detached Avg Sold Price	\$503,738	\$435,913	15.56%
Attached Units Sold	56	50	12.00%
Detached Units Sold	198	219	-9.59%

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

	Dec 2021	Dec 2020	% Change
Active Listings	151	129	17.05%
New Listings	203	190	6.84%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	194	182	6.59%
All Pendings	240	246	-2.44%

Financing (Sold)

Assumption	0
Cash	15
Conventional	133
FHA	37
Other	2
Owner	0
VA	62

Days on Market (Sold)

0	9
1 to 10	140
11 to 20	43
21 to 30	16
31 to 60	28
61 to 90	6
91 to 120	5
121 to 180	1
181 to 360	6
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	1	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	0	0	0	0	1	1	0	0
\$200K to \$299,999	2	3	5	5	0	1	5	2	3	1
\$300K to \$399,999	2	1	21	24	15	6	2	13	4	0
\$400K to \$499,999	2	0	14	4	46	2	0	25	5	0
\$500K to \$599,999	1	0	6	1	41	1	0	17	2	0
\$600K to \$799,999	1	0	4	0	26	0	0	61	0	0
\$800K to \$999,999	0	0	1	0	10	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	4	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	4	51	34	138	10	8	136	14	1
Avg Sold Price	\$372,509	\$280,500	\$424,358	\$349,842	\$541,633	\$373,759	\$259,837			
Prev Year - Avg Sold Price	\$277,755	\$0	\$349,780	\$315,215	\$478,994	\$312,000	\$235,428			
Avg Sold % Change	34.11%	0.00%	21.32%	10.99%	13.08%	19.79%	10.37%			
Prev Year - # of Solds	9	0	59	37	151	6	7			

Active Detail