## June 2022

Stafford County, VA

## Sold Summary

|  | Jun 2022 | Jun 2021 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 164,150,476$ | $\$ 195,096,295$ | $-15.86 \%$ |
| Avg Sold Price | $\$ 517,301$ | $\$ 474,732$ | $8.97 \%$ |
| Median Sold Price | $\$ 500,000$ | $\$ 450,000$ | $11.11 \%$ |
| Units Sold | 321 | 425 | $-24.47 \%$ |
| Avg Days on Market | 9 | 7 | $28.57 \%$ |
| Avg List Price for Solds | $\$ 511,372$ | $\$ 461,220$ | $10.87 \%$ |
| Avg SP to OLP Ratio | $101.2 \%$ | $103.8 \%$ | $-2.49 \%$ |
| Ratio of Avg SP to Avg OLP | $100.8 \%$ | $103.6 \%$ | $-2.67 \%$ |
| Attached Avg Sold Price | $\$ 361,659$ | $\$ 335,373$ | $7.84 \%$ |
| Detached Avg Sold Price | $\$ 553,817$ | $\$ 505,746$ | $9.50 \%$ |
| Attached Units Sold | 61 | 77 | $-20.78 \%$ |
| Detached Units Sold | 260 | 348 | $-25.29 \%$ |

## 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

|  | Jun 2022 | Jun 2021 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 303 | 220 | $37.73 \%$ |
| New Listings | 367 | 442 | $-16.97 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 270 | 359 | $-24.79 \%$ |
| All Pendings | 304 | 460 | $-33.91 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 16 |
| Conventional | 146 |
| FHA | 45 |
| Other | 0 |
| Owner | 0 |
| VA | 111 |

Days on Market (Sold)

| 0 | 9 |
| :--- | :---: |
| 1 to 10 | 215 |
| 11 to 20 | 54 |
| 21 to 30 | 26 |
| 31 to 60 | 15 |
| 61 to 90 | 0 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 0 | 1 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 2 | 1 | 9 | 2 | 1 | 0 | 8 | 5 | 2 | 2 |
| \$300K to \$399,999 | 0 | 2 | 18 | 11 | 9 | 8 | 6 | 18 | 14 | 5 |
| \$400K to \$499,999 | 0 | 0 | 12 | 14 | 46 | 4 | 3 | 49 | 12 | 0 |
| \$500K to \$599,999 | 0 | 0 | 7 | 0 | 68 | 2 | 0 | 45 | 5 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 67 | 0 | 0 | 98 | 1 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 34 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 11 | 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 | 2 | 3 | 47 | 27 | 211 | 14 | 17 | 262 | 34 | 7 |
| Avg Sold Price | \$250,000 | \$304,000 | \$393,761 | \$387,041 | \$592,349 | \$396,258 | \$303,029 |  |  |  |
| Prev Year - Avg Sold Price | \$398,400 | \$280,000 | \$399,342 | \$345,765 | \$538,824 | \$343,437 | \$300,490 |  |  |  |
| Avg Sold \% Change | -37.25\% | 8.57\% | -1.40\% | 11.94\% | 9.93\% | 15.38\% | 0.84\% |  |  |  |
| Prev Year - \# of Solds | 8 | 5 | 75 | 54 | 265 | 8 | 10 |  |  |  |

