

June 2017

Stafford County, VA

Sold Summary

	Jun 2017	Jun 2016	% Change
Sold Dollar Volume	\$120,746,532	\$93,976,190	28.49%
Avg Sold Price	\$352,031	\$341,732	3.01%
Median Sold Price	\$335,000	\$327,000	2.45%
Units Sold	343	275	24.73%
Avg Days on Market	45	52	-13.46%
Avg List Price for Solds	\$356,072	\$346,849	2.66%
Avg SP to OLP Ratio	97.4%	97.5%	-0.06%
Ratio of Avg SP to Avg OLP	98.1%	97.5%	0.67%
Attached Avg Sold Price	\$259,334	\$235,720	10.02%
Detached Avg Sold Price	\$374,533	\$359,250	4.25%
Attached Units Sold	67	39	71.79%
Detached Units Sold	276	236	16.95%

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 2017	Jun 2016	% Change
Active Listings	677	727	-6.88%
New Listings	399	360	10.83%
New Under Contracts	151	127	18.90%
New Contingents	147	149	-1.34%
New Pendings	298	276	7.97%
All Pendings	448	465	-3.66%

Financing (Sold)

Assumption	0
Cash	14
Conventional	100
FHA	70
Other	10
Owner	0
VA	149

Days on Market (Sold)

0	18
1 to 10	109
11 to 20	63
21 to 30	35
31 to 60	46
61 to 90	30
91 to 120	12
121 to 180	10
181 to 360	17
361 to 720	2
721+	1

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	2	0	0
\$50K to \$99,999	1	0	0	0	0	0	1	0	0	1
\$100K to \$149,999	2	0	2	2	0	0	1	1	0	1
\$150K to \$199,999	1	2	3	2	0	1	1	3	6	0
\$200K to \$299,999	5	1	36	27	16	5	5	62	34	8
\$300K to \$399,999	0	0	24	17	97	2	0	218	10	1
\$400K to \$499,999	1	0	1	0	48	0	0	182	0	0
\$500K to \$599,999	0	0	1	0	26	0	0	84	0	0
\$600K to \$799,999	0	0	1	0	9	0	0	41	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	1	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	10	3	68	48	198	8	8	616	50	11
Avg Sold Price	\$213,180	\$216,633	\$284,092	\$269,045	\$413,743	\$264,360	\$212,050			
Prev Year - Avg Sold Price	\$232,776	\$242,000	\$277,297	\$239,335	\$388,083	\$224,233	\$225,410			
Avg Sold % Change	-8.42%	-10.48%	2.45%	12.41%	6.61%	17.90%	-5.93%			
Prev Year - # of Solds	11	2	46	27	179	6	4			

Active Detail