

April 2017

Stafford County, VA

Sold Summary

	Apr 2017	Apr 2016	% Change
Sold Dollar Volume	\$66,095,323	\$67,331,546	-1.84%
Avg Sold Price	\$346,049	\$320,626	7.93%
Median Sold Price	\$345,000	\$309,000	11.65%
Units Sold	191	210	-9.05%
Avg Days on Market	52	65	-20.00%
Avg List Price for Solds	\$349,490	\$325,335	7.42%
Avg SP to OLP Ratio	98.3%	97.1%	1.21%
Ratio of Avg SP to Avg OLP	98.1%	96.9%	1.16%
Attached Avg Sold Price	\$244,229	\$219,488	11.27%
Detached Avg Sold Price	\$362,093	\$342,257	5.80%
Attached Units Sold	26	37	-29.73%
Detached Units Sold	165	173	-4.62%

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

	Apr 2017	Apr 2016	% Change
Active Listings	656	675	-2.81%
New Listings	422	415	1.69%
New Under Contracts	162	145	11.72%
New Contingents	151	165	-8.48%
New Pendings	313	310	0.97%
All Pendings	499	489	2.04%

Financing (Sold)

Assumption	0
Cash	13
Conventional	43
FHA	49
Other	13
Owner	0
VA	73

Days on Market (Sold)

0	11
1 to 10	64
11 to 20	25
21 to 30	18
31 to 60	27
61 to 90	10
91 to 120	9
121 to 180	15
181 to 360	8
361 to 720	4
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	3	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	1	1	1	1	0	0	3	1	2
\$150K to \$199,999	1	0	3	2	1	1	1	9	4	1
\$200K to \$299,999	6	0	20	11	8	3	2	76	36	10
\$300K to \$399,999	0	0	16	4	57	0	0	169	19	2
\$400K to \$499,999	0	0	0	0	31	0	0	167	1	0
\$500K to \$599,999	0	0	1	0	15	0	0	76	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	52	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	14	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	8	1	42	18	115	4	3	580	61	15
Avg Sold Price	\$218,800	\$148,000	\$290,903	\$252,661	\$398,061	\$242,450	\$228,083			
Prev Year - Avg Sold Price	\$182,100	\$139,950	\$255,566	\$239,735	\$380,425	\$236,508	\$152,500			
Avg Sold % Change	20.15%	5.75%	13.83%	5.39%	4.64%	2.51%	49.56%			
Prev Year - # of Solds	10	1	37	17	126	12	7			

Active Detail