SmartCharts
MarketStats by ShowingTime

July 2017

Stafford County, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	$99,534,491	$83,805,556	18.77%
Avg Sold Price	$348,023	$318,652	9.22%
Median Sold Price	$339,700	$303,000	12.11%
Units Sold	286	263	8.75%
Avg Days on Market	43	41	4.88%
Avg List Price for Solds	$350,681	$323,271	8.48%
Avg SP to OLP Ratio	97.9%	97.3%	0.59%
Ratio of Avg SP to Avg OLP	97.5%	97.5%	-0.02%
Attached Avg Sold Price	$260,709	$238,906	9.13%
Detached Avg Sold Price	$370,717	$339,257	9.27%
Attached Units Sold	59	54	9.26%
Detached Units Sold	227	209	8.61%

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

	Jul 2017	Jul 2016	% Change
Active Listings	705	718	-1.81%
New Listings	326	336	-2.98%
New Under Contracts	127	135	-5.93%
New Contingents	102	140	-27.14%
New Pendings	229	275	-16.73%
All Pendings	357	432	-17.36%

Financing (Sold)

Assumption	0
Cash	15
Conventional	80
FHA	72
Other	8
Owner	0
VA	111

Days on Market (Sold)

0	13
1 to 10	91
11 to 20	41
21 to 30	29
31 to 60	53
61 to 90	25
91 to 120	10
121 to 180	10
181 to 360	13
361 to 720	1
721+	0

Sold Detail

	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< $50,000	0	0	0	0	0	0	0
$50K to $99,999	0	0	0	0	0	0	2
$100K to $149,999	2	0	0	2	0	0	1
$150K to $199,999	2	1	6	4	1	1	0
$200K to $299,999	5	3	28	20	10	6	4
$300K to $399,999	0	0	18	13	80	1	0
$400K to $499,999	0	0	3	0	44	1	0
$500K to $599,999	1	0	0	0	19	0	0
$600K to $799,999	0	0	1	0	5	0	0
$800K to $999,999	0	0	0	0	2	0	0
$1M to $2,499,999	0	0	0	0	0	0	0
$2.5M to $4,999,999	0	0	0	0	0	0	0
$5,000,000+	0	0	0	0	0	0	0
Total	10	4	56	39	161	9	7
Avg Sold Price	$231,240	$216,475	$289,252	$276,117	$407,715	$275,094	$181,643
Prev Year - Avg Sold Price	$242,775	$218,667	$278,247	$239,240	$371,698	$256,491	$218,370
Avg Sold % Change	-4.75%	-1.00%	3.96%	15.41%	9.69%	7.25%	-16.82%
Prev Year - # of Solds	12	3	56	33	141	11	7

Active Detail

	Active Listings		
	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Attached
< $50,000	2	0	0
$50K to $99,999	2	0	0
$100K to $149,999	0	3	4
$150K to $199,999	3	7	0
$200K to $299,999	66	31	8
$300K to $399,999	226	14	1
$400K to $499,999	181	0	0
$500K to $599,999	86	0	0
$600K to $799,999	47	0	0
$800K to $999,999	10	0	0
$1M to $2,499,999	13	0	0
$2.5M to $4,999,999	1	0	0
$5,000,000+	0	0	0
Total	637	55	13

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Data Source: MRIS. Statistics calculated August 03, 2017.