

2018

Stafford County, VA

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$930,387,369	\$854,459,073	8.89%
Avg Sold Price	\$353,491	\$336,799	4.96%
Median Sold Price	\$340,000	\$328,000	3.66%
Units Sold	2,632	2,537	3.74%
Avg Days on Market	68	74	-8.11%
Avg List Price for Solds	\$356,471	\$340,623	4.65%
Avg SP to OLP Ratio	97.8%	97.3%	0.52%
Ratio of Avg SP to Avg OLP	98.1%	97.5%	0.63%
Attached Avg Sold Price	\$258,990	\$243,342	6.43%
Detached Avg Sold Price	\$377,137	\$359,340	4.95%
Attached Units Sold	525	493	6.49%
Detached Units Sold	2,103	2,044	2.89%

Financing (Sold)

Assumption	2
Cash	159
Conventional	849
FHA	530
Other	139
Owner	2
VA	938

Days on Market (Sold)

0	104
1 to 10	199
11 to 20	268
21 to 30	292
31 to 60	741
61 to 90	411
91 to 120	220
121 to 180	213
181 to 360	158
361 to 720	21
721+	1

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.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	1	0	0
\$50K to \$99,999	1	0	4	1	0	0	1
\$100K to \$149,999	6	1	8	8	1	0	17
\$150K to \$199,999	14	8	28	31	8	4	12
\$200K to \$299,999	38	25	247	185	157	59	45
\$300K to \$399,999	7	0	180	93	646	14	17
\$400K to \$499,999	1	0	23	1	473	0	1
\$500K to \$599,999	0	0	6	1	170	1	0
\$600K to \$799,999	0	0	0	0	67	0	0
\$800K to \$999,999	0	0	2	0	10	0	0
\$1M to \$2,499,999	0	0	1	0	4	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	67	34	499	320	1,537	78	93
Avg Sold Price	\$224,022	\$225,430	\$293,707	\$269,909	\$410,897	\$260,150	\$232,717
Prev Year - Avg Sold Price	\$213,451	\$208,475	\$279,316	\$255,648	\$397,689	\$246,172	\$199,776
Avg Sold % Change	4.95%	8.13%	5.15%	5.58%	3.32%	5.68%	16.49%
Prev Year - # of Solds	92	33	519	317	1,433	75	68