

October 2019

Stafford County, VA

Sold Summary

	Oct 2019	Oct 2018	% Change
Sold Dollar Volume	\$68,156,703	\$57,921,646	17.67%
Avg Sold Price	\$386,234	\$342,732	12.69%
Median Sold Price	\$368,000	\$337,000	9.20%
Units Sold	175	169	3.55%
Avg Days on Market	42	42	0.00%
Avg List Price for Solds	\$389,466	\$349,601	11.40%
Avg SP to OLP Ratio	97.7%	97.0%	0.68%
Ratio of Avg SP to Avg OLP	97.5%	96.8%	0.67%
Attached Avg Sold Price	\$294,206	\$251,401	17.03%
Detached Avg Sold Price	\$403,023	\$364,893	10.45%
Attached Units Sold	27	33	-18.18%
Detached Units Sold	148	136	8.82%

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

	Oct 2019	Oct 2018	% Change
Active Listings	558	708	-21.19%
New Listings	303	310	-2.26%
New Under Contracts	0	105	0%
New Contingents	0	119	0%
New Pendings	212	224	-5.36%
All Pendings	283	297	-4.71%

Financing (Sold)

Assumption	0
Cash	10
Conventional	59
FHA	28
Other	2
Owner	0
VA	67

Days on Market (Sold)

0	5
1 to 10	39
11 to 20	24
21 to 30	16
31 to 60	36
61 to 90	20
91 to 120	18
121 to 180	12
181 to 360	5
361 to 720	0
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	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	2	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	2	0	0
\$150K to \$199,999	1	1	1	0	0	0	3	8	5	2
\$200K to \$299,999	0	2	11	5	6	0	4	43	28	4
\$300K to \$399,999	1	0	13	10	57	2	0	138	14	6
\$400K to \$499,999	0	0	1	0	34	0	0	155	0	1
\$500K to \$599,999	0	0	1	0	10	0	0	88	0	0
\$600K to \$799,999	0	0	0	0	6	0	0	44	0	0
\$800K to \$999,999	0	0	0	0	4	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	2	3	28	15	118	2	7	498	47	13
Avg Sold Price	\$237,450	\$238,966	\$310,279	\$331,899	\$427,836	\$344,500	\$222,739			
Prev Year - Avg Sold Price	\$249,181	\$235,500	\$272,877	\$264,287	\$407,099	\$234,100	\$228,167			
Avg Sold % Change	-4.71%	1.47%	13.71%	25.58%	5.09%	47.16%	-2.38%			
Prev Year - # of Solds	10	2	31	20	95	5	6			

Active Detail