

August 2022

Stafford County, VA

Sold Summary

	Aug 2022	Aug 2021	% Change
Sold Dollar Volume	\$118,333,960	\$167,577,112	-29.39%
Avg Sold Price	\$504,957	\$457,426	10.39%
Median Sold Price	\$491,500	\$442,500	11.07%
Units Sold	234	372	-37.10%
Avg Days on Market	18	10	80.00%
Avg List Price for Solds	\$505,700	\$450,476	12.26%
Avg SP to OLP Ratio	98.7%	101.4%	-2.68%
Ratio of Avg SP to Avg OLP	98.4%	101.1%	-2.68%
Attached Avg Sold Price	\$346,636	\$334,551	3.61%
Detached Avg Sold Price	\$555,942	\$490,556	13.33%
Attached Units Sold	57	79	-27.85%
Detached Units Sold	177	293	-39.59%

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

	Aug 2022	Aug 2021	% Change
Active Listings	312	286	9.09%
New Listings	268	352	-23.86%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	234	328	-28.66%
All Pendings	262	387	-32.30%

Financing (Sold)

Assumption	0
Cash	18
Conventional	100
FHA	28
Other	2
Owner	0
VA	83

Days on Market (Sold)

0	5
1 to 10	101
11 to 20	44
21 to 30	33
31 to 60	34
61 to 90	11
91 to 120	5
121 to 180	1
181 to 360	0
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	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	3	0	0
\$150K to \$199,999	0	0	0	0	1	0	0	0	0	0
\$200K to \$299,999	1	2	4	7	0	2	4	7	2	1
\$300K to \$399,999	1	1	10	16	4	5	3	26	16	2
\$400K to \$499,999	2	0	14	10	28	2	3	55	9	0
\$500K to \$599,999	1	0	5	1	50	0	0	51	2	1
\$600K to \$799,999	0	0	2	0	43	0	0	93	0	0
\$800K to \$999,999	0	0	0	0	9	0	0	29	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	13	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	3	35	34	137	9	11	279	29	4
Avg Sold Price	\$394,758	\$259,333	\$428,865	\$366,711	\$594,289	\$346,100	\$308,834			
Prev Year - Avg Sold Price	\$275,219	\$336,500	\$398,221	\$337,135	\$530,965	\$375,523	\$272,222			
Avg Sold % Change	43.43%	-22.93%	7.70%	8.77%	11.93%	-7.84%	13.45%			
Prev Year - # of Solds	11	6	68	54	214	10	9			

Active Detail