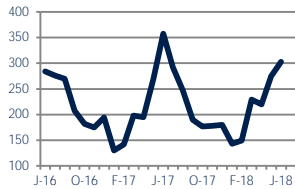


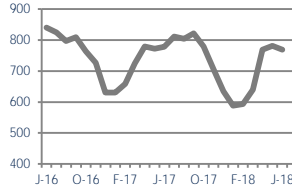


Units Sold
303



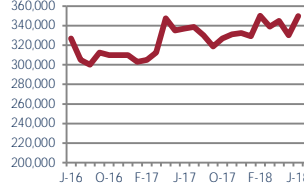
Down -15%
Vs. Year Ago

Active Inventory
769



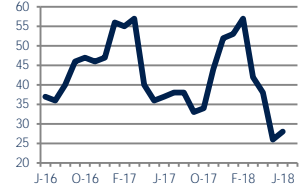
Down -1%
Vs. Year Ago

Median Sale Price
\$349,900



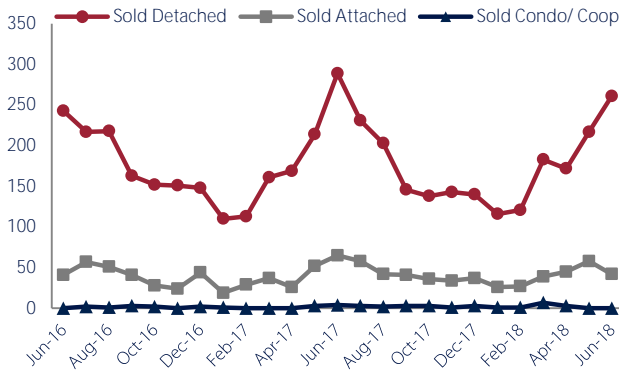
Up 4%
Vs. Year Ago

Days On Market
28



Down -24%
Vs. Year Ago

Units Sold*



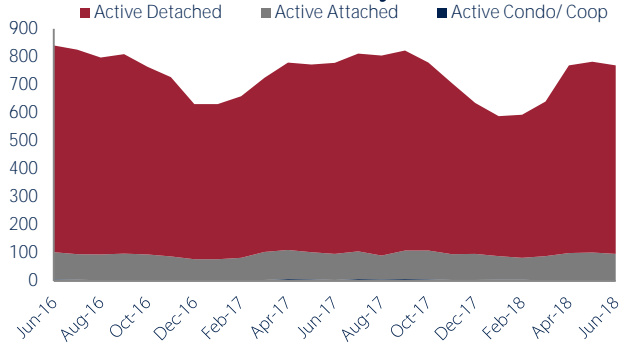
Units Sold

There was an increase in total units sold in June, with 303 sold this month in Stafford County versus 275 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 15% versus June 2017.

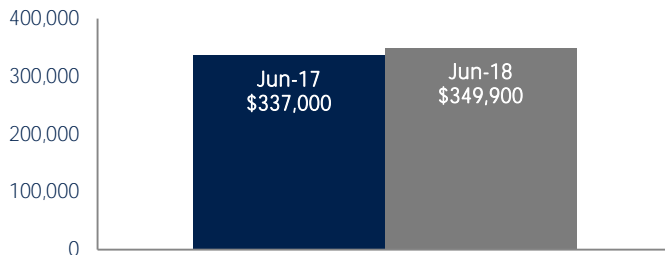
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 1%. The total number of active inventory this June was 769 compared to 778 in June 2017. This month's total of 769 is lower than the previous month's total supply of available inventory of 782, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Stafford County Homes was \$337,000. This June, the median sale price was \$349,900, an increase of 4% or \$12,900 compared to last year. The current median sold price is 6% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



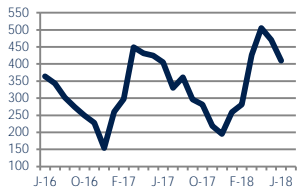
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





New Listings

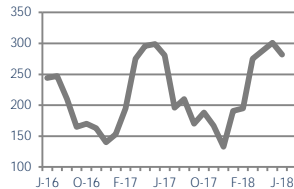
410



Up 1%
Vs. Year Ago

Current Contracts

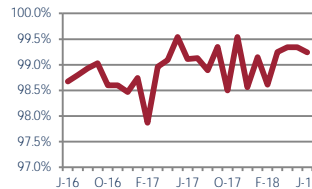
282



No Change
Vs. Year Ago

Sold Vs. List Price

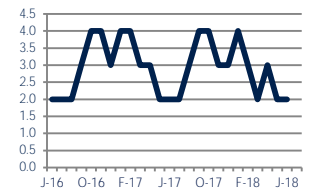
99.2%



No Change
Vs. Year Ago

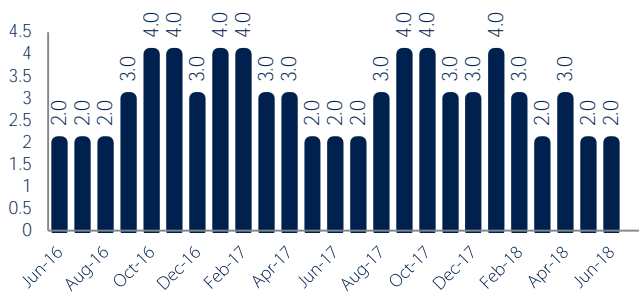
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

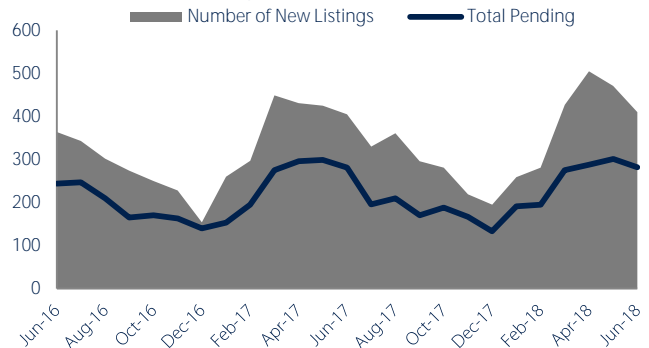
In June, there was 2.5 months of supply available in Stafford County, compared to 2.2 in June 2017. That is an increase of 17% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

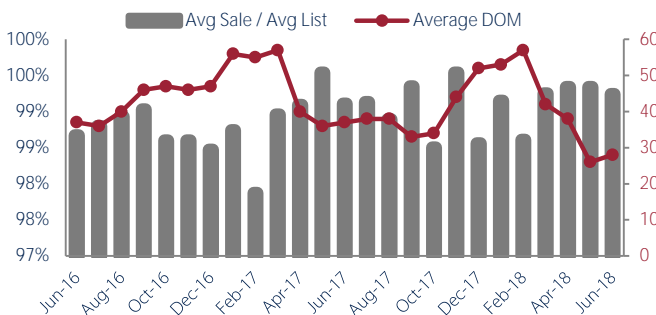
New Listings & Current Contracts

This month there were 410 homes newly listed for sale in Stafford County compared to 405 in June 2017, an increase of 1%. There were 282 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 6% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Stafford County was 99.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 37, a decrease of 24%.



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