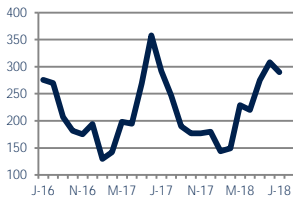


Units Sold

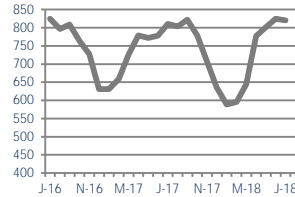
290



Down -1%
Vs. Year Ago

Active Inventory

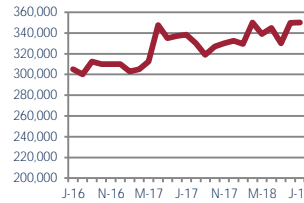
820



Up 1%
Vs. Year Ago

Median Sale Price

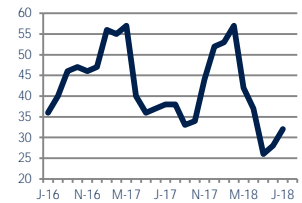
\$350,000



Up 3%
Vs. Year Ago

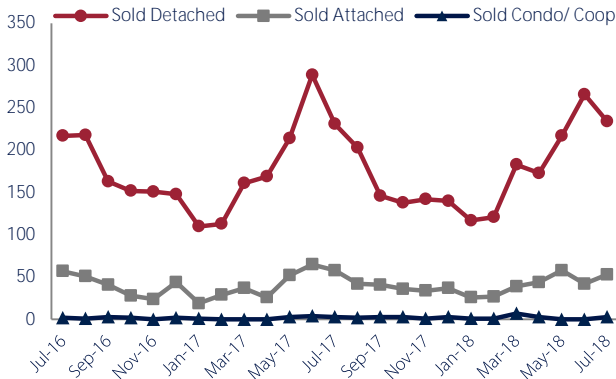
Days On Market

32



Down -16%
Vs. Year Ago

Units Sold*



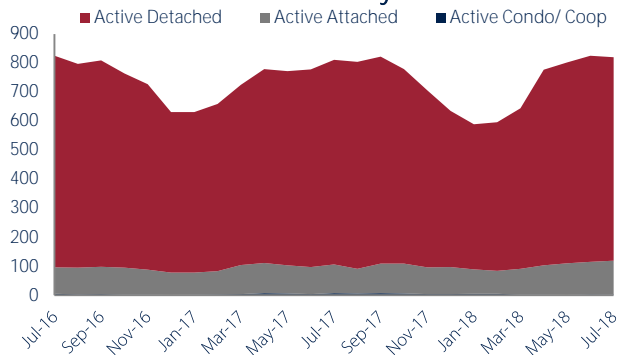
Units Sold

There was a decrease in total units sold in July, with 290 sold this month in Stafford County versus 308 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 1%. The total number of active inventory this July was 820 compared to 811 in July 2017. This month's total of 820 is lower than the previous month's total supply of available inventory of 825, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Stafford County Homes was \$338,500. This July, the median sale price was \$350,000, an increase of 3% or \$11,500 compared to last year. The current median sold price is approximately the same as the median price in June.

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

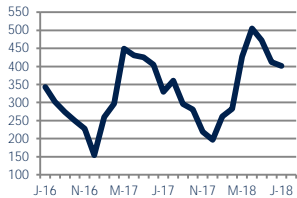


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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

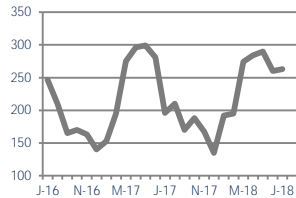
401



Up 22%
Vs. Year Ago

Current Contracts

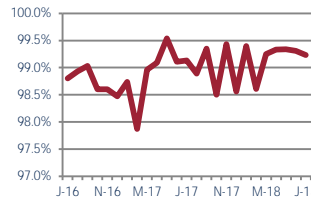
263



Up 34%
Vs. Year Ago

Sold Vs. List Price

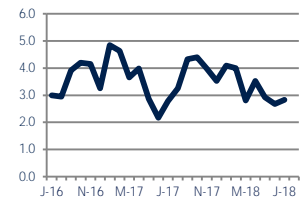
99.2%



No Change
Vs. Year Ago

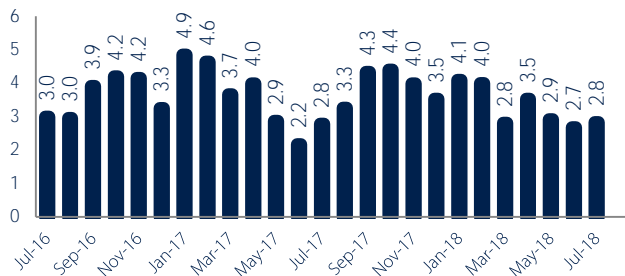
Months of Supply

2.8



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

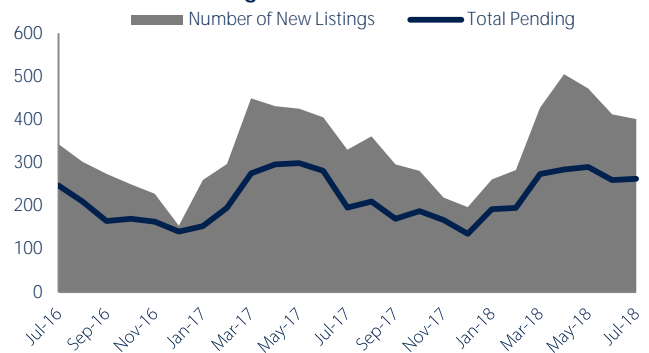
This month there were 401 homes newly listed for sale in Stafford County compared to 330 in July 2017, an increase of 22%. There were 263 current contracts pending sale this July compared to 196 a year ago. The number of current contracts is 34% higher than last July.

Months of Supply

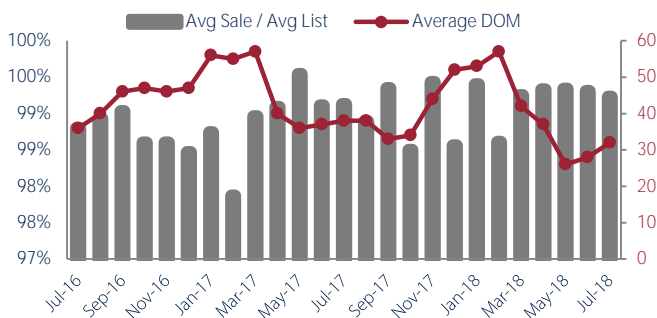
In July, there was 2.8 months of supply available in Stafford County. The amount of supply is similar compared to a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, 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 32, lower than the average last year, which was 38, a decrease of 16%.



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