

January 2024

Stafford County, VA

Sold Summary

	Jan 2024	Jan 2023	% Change
Sold Dollar Volume	\$56,146,796	\$51,998,574	7.98%
Avg Sold Price	\$503,170	\$509,104	-1.17%
Median Sold Price	\$485,000	\$464,900	4.32%
Units Sold	110	101	8.91%
Avg Days on Market	31	42	-26.19%
Avg List Price for Solds	\$510,425	\$514,837	-0.86%
Avg SP to OLP Ratio	97.5%	96.9%	0.56%
Ratio of Avg SP to Avg OLP	97.0%	96.6%	0.43%
Attached Avg Sold Price	\$391,797	\$367,903	6.49%
Detached Avg Sold Price	\$535,927	\$550,741	-2.69%
Attached Units Sold	25	23	8.70%
Detached Units Sold	85	78	8.97%

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

	Jan 2024	Jan 2023	% Change
Active Listings	143	201	-28.86%
New Listings	135	172	-21.51%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	120	168	-28.57%
All Pendings	147	193	-23.83%

Financing (Sold)

Assumption	3
Cash	11
Conventional	37
FHA	21
Other	0
Owner	0
VA	37

Days on Market (Sold)

0	1
1 to 10	37
11 to 20	17
21 to 30	8
31 to 60	22
61 to 90	15
91 to 120	5
121 to 180	2
181 to 360	3
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	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	2	0	0
\$200K to \$299,999	1	2	2	3	0	0	1	2	0	0
\$300K to \$399,999	3	1	5	2	2	0	3	8	6	0
\$400K to \$499,999	0	0	17	6	9	3	1	22	3	8
\$500K to \$599,999	0	0	2	1	19	2	0	20	1	0
\$600K to \$799,999	0	0	0	0	22	0	0	34	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	25	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	3	26	12	55	5	5	125	10	8
Avg Sold Price	\$307,500	\$288,850	\$432,307	\$392,408	\$601,524	\$500,298	\$343,600			
Prev Year - Avg Sold Price	\$337,060	\$210,000	\$418,870	\$367,933	\$600,445	\$437,300	\$342,500			
Avg Sold % Change	-8.77%	37.55%	3.21%	6.65%	0.18%	14.41%	0.32%			
Prev Year - # of Solds	3	1	17	17	58	3	2			

Active 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	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	2	0	0
\$200K to \$299,999	1	2	2	3	0	0	1	2	0	0
\$300K to \$399,999	3	1	5	2	2	0	3	8	6	0
\$400K to \$499,999	0	0	17	6	9	3	1	22	3	8
\$500K to \$599,999	0	0	2	1	19	2	0	20	1	0
\$600K to \$799,999	0	0	0	0	22	0	0	34	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	25	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	10	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	3	26	12	55	5	5	125	10	8