

March 2024
Stafford County, VA

Sold Summary

	Mar 2024	Mar 2023	% Change
Sold Dollar Volume	\$66,058,406	\$83,365,147	-20.76%
Avg Sold Price	\$543,509	\$491,493	10.58%
Median Sold Price	\$522,500	\$475,750	9.83%
Units Sold	122	170	-28.24%
Avg Days on Market	28	35	-20.00%
Avg List Price for Solds	\$541,462	\$490,383	10.42%
Avg SP to OLP Ratio	99.9%	99.2%	0.70%
Ratio of Avg SP to Avg OLP	99.5%	99.1%	0.47%
Attached Avg Sold Price	\$378,642	\$375,494	0.84%
Detached Avg Sold Price	\$574,940	\$537,131	7.04%
Attached Units Sold	19	48	-60.42%
Detached Units Sold	102	122	-16.39%

- 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

	Mar 2024	Mar 2023	% Change
Active Listings	182	203	-10.34%
New Listings	187	221	-15.38%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	214	190	12.63%
All Pendings	239	223	7.17%

Financing (Sold)

Assumption	0
Cash	10
Conventional	58
FHA	13
Other	0
Owner	0
VA	41

Days on Market (Sold)

0	7
1 to 10	68
11 to 20	11
21 to 30	9
31 to 60	8
61 to 90	4
91 to 120	4
121 to 180	6
181 to 360	4
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	1	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	2	0	0	1
\$300K to \$399,999	5	0	4	4	0	2	0
\$400K to \$499,999	2	0	11	6	13	0	1
\$500K to \$599,999	0	0	5	1	24	1	0
\$600K to \$799,999	0	0	1	0	25	0	0
\$800K to \$999,999	0	0	0	0	7	0	0
\$1M to \$2,499,999	0	0	1	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	8	0	23	13	71	3	3
Avg Sold Price	\$355,800	\$0	\$475,184	\$393,331	\$631,948	\$405,300	\$288,333
Prev Year - Avg Sold Price	\$335,988	\$343,010	\$385,861	\$380,681	\$600,853	\$384,833	\$371,550
Avg Sold % Change	5.90%	0.00%	23.15%	3.32%	5.18%	5.32%	-22.40%
Prev Year - # of Solds	5	5	30	32	87	3	8

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
2	0	0
0	0	0
2	0	1
7	8	7
18	5	8
12	3	0
42	0	0
50	0	0
15	0	0
1	0	0
0	0	0
149	17	16