

April 2024

Stafford County, VA

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$107,027,073	\$89,340,190	19.80%
Avg Sold Price	\$538,954	\$515,386	4.57%
Median Sold Price	\$517,000	\$489,950	5.52%
Units Sold	200	174	14.94%
Avg Days on Market	21	19	10.53%
Avg List Price for Solds	\$535,135	\$513,449	4.22%
Avg SP to OLP Ratio	100.8%	99.9%	0.81%
Ratio of Avg SP to Avg OLP	100.6%	99.4%	1.20%
Attached Avg Sold Price	\$409,465	\$364,612	12.30%
Detached Avg Sold Price	\$578,731	\$546,797	5.84%
Attached Units Sold	47	30	56.67%
Detached Units Sold	153	144	6.25%

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

	Apr 2024	Apr 2023	% Change
Active Listings	227	213	6.57%
New Listings	233	244	-4.51%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	214	248	-13.71%
All Pendings	242	289	-16.26%

Financing (Sold)

Assumption	0
Cash	17
Conventional	102
FHA	20
Other	1
Owner	0
VA	59

Days on Market (Sold)

0	10
1 to 10	121
11 to 20	23
21 to 30	6
31 to 60	19
61 to 90	7
91 to 120	2
121 to 180	4
181 to 360	8
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	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	2	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	2	0	2	4	0	0	2	2	1	0
\$300K to \$399,999	2	2	13	6	3	0	6	7	5	6
\$400K to \$499,999	1	0	12	11	11	0	8	22	6	7
\$500K to \$599,999	0	0	7	5	34	3	0	37	3	0
\$600K to \$799,999	0	0	3	0	43	0	0	53	0	0
\$800K to \$999,999	0	0	0	0	16	0	0	57	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	18	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	5	2	39	26	109	3	16	199	15	13
Avg Sold Price	\$329,500	\$349,925	\$416,031	\$410,822	\$648,378	\$556,166	\$387,196			
Prev Year - Avg Sold Price	\$315,780	\$369,000	\$409,500	\$390,656	\$593,494	\$275,000	\$319,100			
Avg Sold % Change	4.34%	-5.17%	1.59%	5.16%	9.25%	102.24%	21.34%			
Prev Year - # of Solds	5	1	29	19	110	1	9			

Active Detail