

2025

Stafford County, VA

Sold Summary

	2025	2024	% Change
Sold Dollar Volume	\$1,081,012,200	\$1,051,263,984	2.83%
Avg Sold Price	\$565,825	\$545,996	3.63%
Median Sold Price	\$545,000	\$520,000	4.81%
Units Sold	1,908	1,932	-1.24%
Avg Days on Market	30	23	30.43%
Avg List Price for Solds	\$567,162	\$545,059	4.06%
Avg SP to OLP Ratio	98.7%	99.5%	-0.82%
Ratio of Avg SP to Avg OLP	98.5%	99.2%	-0.70%
Attached Avg Sold Price	\$405,966	\$395,870	2.55%
Detached Avg Sold Price	\$604,075	\$584,826	3.29%
Attached Units Sold	369	397	-7.05%
Detached Units Sold	1,539	1,534	0.33%

Financing (Sold)

Assumption	14
Cash	154
Conventional	771
FHA	270
Other	7
Owner	2
VA	676

Days on Market (Sold)

0	49
1 to 10	739
11 to 20	313
21 to 30	170
31 to 60	283
61 to 90	137
91 to 120	85
121 to 180	63
181 to 360	57
361 to 720	11
721+	1

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.

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	1	0	2	0	0	0	0
\$100K to \$149,999	1	0	2	0	0	0	0
\$150K to \$199,999	0	0	2	0	0	0	0
\$200K to \$299,999	10	4	6	19	1	0	19
\$300K to \$399,999	23	22	63	82	21	11	22
\$400K to \$499,999	24	5	133	77	122	22	27
\$500K to \$599,999	2	0	98	36	349	16	4
\$600K to \$799,999	5	0	28	1	453	2	0
\$800K to \$999,999	2	0	5	0	146	0	0
\$1M to \$2,499,999	2	0	4	0	34	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	70	31	343	215	1,126	51	72
Avg Sold Price	\$432,216	\$360,960	\$483,607	\$411,761	\$651,348	\$460,215	\$369,692
Prev Year - Avg Sold Price	\$350,920	\$322,551	\$460,405	\$406,824	\$641,389	\$450,902	\$358,328
Avg Sold % Change	23.17%	11.91%	5.04%	1.21%	1.55%	2.07%	3.17%
Prev Year - # of Solds	63	34	379	224	1,092	56	83