

2nd Quarter 2026

Stafford County, VA

Sold Summary

	Q2 2026	Q2 2025	% Change
Sold Dollar Volume	\$357,856,222	\$340,475,847	5.10%
Avg Sold Price	\$579,220	\$578,558	0.11%
Median Sold Price	\$555,000	\$560,500	-0.98%
Units Sold	618	590	4.75%
Avg Days on Market	26	21	23.81%
Avg List Price for Solds	\$579,993	\$577,077	0.51%
Avg SP to OLP Ratio	99.1%	99.7%	-0.64%
Ratio of Avg SP to Avg OLP	99.1%	99.6%	-0.55%
Attached Avg Sold Price	\$408,235	\$408,699	-0.11%
Detached Avg Sold Price	\$613,884	\$616,618	-0.44%
Attached Units Sold	105	108	-2.78%
Detached Units Sold	513	482	6.43%

Financing (Sold)

Assumption	4
Cash	42
Conventional	277
FHA	76
Other	2
Owner	0
VA	213

Days on Market (Sold)

0	17
1 to 10	299
11 to 20	88
21 to 30	55
31 to 60	66
61 to 90	24
91 to 120	17
121 to 180	30
181 to 360	18
361 to 720	3
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	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	1	0	1	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	5	0	0	0	0	5	0	0
\$150K to \$199,999	0	0	0	0	1	0	0	2	0	0
\$200K to \$299,999	2	2	1	2	0	0	5	0	3	2
\$300K to \$399,999	9	5	13	24	4	2	6	16	17	2
\$400K to \$499,999	5	2	55	25	31	4	9	36	28	6
\$500K to \$599,999	2	0	35	16	110	2	0	82	19	0
\$600K to \$799,999	0	0	6	0	154	1	0	135	2	0
\$800K to \$999,999	0	0	1	0	66	0	0	82	0	0
\$1M to \$2,499,999	0	0	1	0	10	0	0	31	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	19	9	118	67	376	9	20	392	69	10
Avg Sold Price	\$365,870	\$344,612	\$471,333	\$423,128	\$671,153	\$452,976	\$363,658			
Prev Year - Avg Sold Price	\$425,691	\$376,272	\$501,564	\$427,871	\$657,219	\$412,500	\$365,085			
Avg Sold % Change	-14.05%	-8.41%	-6.03%	-1.11%	2.12%	9.81%	-0.39%			
Prev Year - # of Solds	22	11	93	64	367	12	21			

Active Detail