

1st Quarter 2024
Stafford County, VA

Sold Summary

	Q1 2024	Q1 2023	% Change
Sold Dollar Volume	\$184,103,746	\$203,825,286	-9.68%
Avg Sold Price	\$516,467	\$502,545	2.77%
Median Sold Price	\$500,000	\$485,000	3.09%
Units Sold	355	404	-12.13%
Avg Days on Market	28	38	-26.32%
Avg List Price for Solds	\$518,602	\$504,518	2.79%
Avg SP to OLP Ratio	98.6%	98.1%	0.52%
Ratio of Avg SP to Avg OLP	98.4%	97.8%	0.59%
Attached Avg Sold Price	\$385,716	\$376,217	2.52%
Detached Avg Sold Price	\$547,153	\$539,796	1.36%
Attached Units Sold	67	92	-27.17%
Detached Units Sold	287	312	-8.01%

Financing (Sold)

Assumption	3
Cash	39
Conventional	136
FHA	55
Other	0
Owner	1
VA	118

Days on Market (Sold)

0	16
1 to 10	151
11 to 20	49
21 to 30	24
31 to 60	47
61 to 90	31
91 to 120	17
121 to 180	12
181 to 360	7
361 to 720	1
721+	0

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

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	1	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	2	0	1	0	1	0	1	0	0	0
\$200K to \$299,999	3	3	3	6	1	0	4	2	0	1
\$300K to \$399,999	9	2	15	12	4	2	5	7	8	7
\$400K to \$499,999	3	0	37	18	33	5	2	18	5	8
\$500K to \$599,999	0	0	12	2	68	4	1	12	3	0
\$600K to \$799,999	0	0	1	0	73	0	0	42	0	0
\$800K to \$999,999	1	0	0	0	14	0	0	50	0	0
\$1M to \$2,499,999	0	0	1	0	3	0	0	15	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	18	5	72	38	197	11	13	149	17	16
Avg Sold Price	\$360,994	\$295,510	\$433,600	\$392,030	\$605,663	\$461,217	\$338,068			
Prev Year - Avg Sold Price	\$337,486	\$320,841	\$392,484	\$381,390	\$592,812	\$392,061	\$362,876			
Avg Sold % Change	6.97%	-7.90%	10.48%	2.79%	2.17%	17.64%	-6.84%			
Prev Year - # of Solds	13	6	66	61	233	12	13			