

2023

Stafford County, VA

Sold Summary

	2023	2022	% Change
Sold Dollar Volume	\$1,051,374,636	\$1,394,615,786	-24.61%
Avg Sold Price	\$520,030	\$504,964	2.98%
Median Sold Price	\$500,000	\$485,000	3.09%
Units Sold	2,026	2,788	-27.33%
Avg Days on Market	23	17	35.29%
Avg List Price for Solds	\$519,197	\$500,527	3.73%
Avg SP to OLP Ratio	99.5%	100.4%	-0.88%
Ratio of Avg SP to Avg OLP	99.2%	100.0%	-0.86%
Attached Avg Sold Price	\$385,398	\$363,235	6.10%
Detached Avg Sold Price	\$553,585	\$546,011	1.39%
Attached Units Sold	404	626	-35.46%
Detached Units Sold	1,622	2,160	-24.91%

Financing (Sold)

Assumption	11
Cash	179
Conventional	810
FHA	269
Other	8
Owner	0
VA	732

Days on Market (Sold)

0	85
1 to 10	993
11 to 20	286
21 to 30	153
31 to 60	229
61 to 90	95
91 to 120	69
121 to 180	55
181 to 360	43
361 to 720	17
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	2	0	0	0	0	0	0
\$50K to \$99,999	1	0	2	0	0	0	0
\$100K to \$149,999	0	0	2	0	0	0	0
\$150K to \$199,999	0	0	2	0	0	0	1
\$200K to \$299,999	18	3	29	30	5	3	19
\$300K to \$399,999	23	19	104	94	40	32	43
\$400K to \$499,999	13	2	153	82	240	12	13
\$500K to \$599,999	1	0	47	39	405	8	4
\$600K to \$799,999	2	0	14	0	396	0	0
\$800K to \$999,999	0	0	1	0	97	0	0
\$1M to \$2,499,999	0	0	0	0	25	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	60	24	354	245	1,208	55	80
Avg Sold Price	\$342,057	\$345,285	\$420,134	\$400,135	\$603,023	\$393,304	\$346,862
Prev Year - Avg Sold Price	\$361,877	\$292,788	\$413,788	\$377,444	\$594,045	\$414,009	\$303,852
Avg Sold % Change	-5.48%	17.93%	1.53%	6.01%	1.51%	-5.00%	14.15%
Prev Year - # of Solds	68	47	488	367	1,604	97	115