

March 2021

Stafford County, VA

Sold Summary

	Mar 2021	Mar 2020	% Change
Sold Dollar Volume	\$104,150,252	\$91,573,872	13.73%
Avg Sold Price	\$449,385	\$375,946	19.53%
Median Sold Price	\$431,000	\$362,900	18.77%
Units Sold	236	244	-3.28%
Avg Days on Market	10	34	-70.59%
Avg List Price for Solds	\$441,314	\$376,847	17.11%
Avg SP to OLP Ratio	101.8%	99.0%	2.87%
Ratio of Avg SP to Avg OLP	101.7%	98.9%	2.83%
Attached Avg Sold Price	\$313,179	\$282,647	10.80%
Detached Avg Sold Price	\$476,350	\$405,862	17.37%
Attached Units Sold	39	59	-33.90%
Detached Units Sold	197	185	6.49%

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

	Mar 2021	Mar 2020	% Change
Active Listings	85	397	-78.59%
New Listings	384	414	-7.25%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	366	343	6.71%
All Pendings	416	450	-7.56%

Financing (Sold)

Assumption	0
Cash	8
Conventional	110
FHA	33
Other	3
Owner	0
VA	77

Days on Market (Sold)

0	24
1 to 10	174
11 to 20	15
21 to 30	4
31 to 60	11
61 to 90	3
91 to 120	1
121 to 180	3
181 to 360	1
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	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	2	1	0	1	0	0	1	1	1	0
\$200K to \$299,999	0	0	8	7	3	0	3	6	1	2
\$300K to \$399,999	1	0	28	15	18	3	4	14	9	0
\$400K to \$499,999	0	0	9	4	51	0	0	19	0	0
\$500K to \$599,999	0	0	0	0	39	0	0	14	0	0
\$600K to \$799,999	1	0	2	0	29	0	0	10	0	0
\$800K to \$999,999	0	0	0	0	4	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	1	47	27	145	3	8	72	11	2
Avg Sold Price	\$282,360	\$171,000	\$364,432	\$323,522	\$519,316	\$346,666	\$283,487			
Prev Year - Avg Sold Price	\$222,333	\$271,850	\$311,736	\$285,640	\$442,675	\$308,800	\$250,339			
Avg Sold % Change	27.00%	-37.10%	16.90%	13.26%	17.31%	12.26%	13.24%			
Prev Year - # of Solds	4	4	45	35	136	10	10			

Active Detail