

February 2023

Stafford County, VA

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$65,074,749	\$84,118,341	-22.64%
Avg Sold Price	\$509,265	\$497,597	2.34%
Median Sold Price	\$497,500	\$465,000	6.99%
Units Sold	127	171	-25.73%
Avg Days on Market	38	18	111.11%
Avg List Price for Solds	\$512,399	\$491,920	4.16%
Avg SP to OLP Ratio	97.6%	101.3%	-3.67%
Ratio of Avg SP to Avg OLP	97.3%	101.0%	-3.65%
Attached Avg Sold Price	\$371,130	\$374,115	-0.80%
Detached Avg Sold Price	\$533,566	\$527,125	1.22%
Attached Units Sold	19	33	-42.42%
Detached Units Sold	108	138	-21.74%

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

	Feb 2023	Feb 2022	% Change
Active Listings	175	113	54.87%
New Listings	139	253	-45.06%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	164	236	-30.51%
All Pendings	213	279	-23.66%

Financing (Sold)

Assumption	0
Cash	12
Conventional	48
FHA	14
Other	1
Owner	0
VA	52

Days on Market (Sold)

0	2
1 to 10	38
11 to 20	13
21 to 30	7
31 to 60	25
61 to 90	14
91 to 120	15
121 to 180	12
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	1	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	2	2	1	1	1	5	3	1
\$300K to \$399,999	1	0	8	3	4	3	1	7	9	1
\$400K to \$499,999	3	0	5	6	20	1	1	26	7	3
\$500K to \$599,999	0	0	2	0	30	0	0	22	3	0
\$600K to \$799,999	0	0	1	0	19	0	0	63	0	0
\$800K to \$999,999	0	0	0	0	8	0	0	17	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	6	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	5	0	19	11	84	5	3	148	22	5
Avg Sold Price	\$339,240	\$0	\$379,331	\$394,134	\$580,020	\$331,200	\$353,333			
Prev Year - Avg Sold Price	\$321,000	\$304,450	\$393,840	\$355,945	\$587,217	\$502,364	\$275,362			
Avg Sold % Change	5.68%	0.00%	-3.68%	10.73%	-1.23%	-34.07%	28.32%			
Prev Year - # of Solds	5	2	36	20	97	7	4			

Active Detail