

April 2023
Stafford County, VA

Sold Summary

	Apr 2023	Apr 2022	% Change
Sold Dollar Volume	\$89,340,190	\$140,219,873	-36.29%
Avg Sold Price	\$515,386	\$528,439	-2.47%
Median Sold Price	\$489,950	\$499,825	-1.98%
Units Sold	174	272	-36.03%
Avg Days on Market	19	10	90.00%
Avg List Price for Solds	\$513,449	\$515,514	-0.40%
Avg SP to OLP Ratio	99.9%	102.9%	-2.91%
Ratio of Avg SP to Avg OLP	99.4%	102.8%	-3.28%
Attached Avg Sold Price	\$364,612	\$366,669	-0.56%
Detached Avg Sold Price	\$546,797	\$583,425	-6.28%
Attached Units Sold	30	69	-56.52%
Detached Units Sold	144	203	-29.06%

- 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

	Apr 2023	Apr 2022	% Change
Active Listings	213	233	-8.58%
New Listings	244	424	-42.45%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	248	319	-22.26%
All Pendings	289	360	-19.72%

Financing (Sold)

Assumption	0
Cash	22
Conventional	57
FHA	30
Other	0
Owner	0
VA	64

Days on Market (Sold)

0	7
1 to 10	99
11 to 20	22
21 to 30	13
31 to 60	7
61 to 90	6
91 to 120	5
121 to 180	6
181 to 360	8
361 to 720	1
721+	0

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	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	2	0	3	2	0	1	2
\$300K to \$399,999	2	1	5	9	4	0	7
\$400K to \$499,999	1	0	20	5	25	0	0
\$500K to \$599,999	0	0	1	3	33	0	0
\$600K to \$799,999	0	0	0	0	41	0	0
\$800K to \$999,999	0	0	0	0	6	0	0
\$1M to \$2,499,999	0	0	0	0	1	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	5	1	29	19	110	1	9
Avg Sold Price	\$315,780	\$369,000	\$409,500	\$390,656	\$593,494	\$275,000	\$319,100
Prev Year - Avg Sold Price	\$495,274	\$317,500	\$438,771	\$381,477	\$628,482	\$433,740	\$297,833
Avg Sold % Change	-36.24%	16.22%	-6.67%	2.41%	-5.57%	-36.60%	7.14%
Prev Year - # of Solds	6	6	44	44	153	7	12

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	0	0
0	0	0
0	0	0
3	2	1
7	3	1
23	7	6
33	5	0
84	0	0
27	0	0
9	0	0
1	0	0
0	0	0
188	17	8