

June 2023
Stafford County, VA

Sold Summary

	Jun 2023	Jun 2022	% Change
Sold Dollar Volume	\$133,317,054	\$164,150,476	-18.78%
Avg Sold Price	\$542,298	\$517,301	4.83%
Median Sold Price	\$525,000	\$500,000	5.00%
Units Sold	248	321	-22.74%
Avg Days on Market	14	9	55.56%
Avg List Price for Solds	\$537,568	\$511,372	5.12%
Avg SP to OLP Ratio	100.7%	101.2%	-0.52%
Ratio of Avg SP to Avg OLP	100.5%	100.8%	-0.28%
Attached Avg Sold Price	\$383,290	\$361,659	5.98%
Detached Avg Sold Price	\$565,854	\$553,817	2.17%
Attached Units Sold	32	61	-47.54%
Detached Units Sold	216	260	-16.92%

- 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

	Jun 2023	Jun 2022	% Change
Active Listings	241	303	-20.46%
New Listings	231	367	-37.06%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	218	270	-19.26%
All Pendings	225	304	-25.99%

Financing (Sold)

Assumption	1
Cash	20
Conventional	89
FHA	18
Other	1
Owner	0
VA	118

Days on Market (Sold)

0	10
1 to 10	154
11 to 20	32
21 to 30	15
31 to 60	19
61 to 90	4
91 to 120	6
121 to 180	4
181 to 360	2
361 to 720	2
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	5	0	2	2	1	0	3
\$300K to \$399,999	5	1	10	11	3	0	3
\$400K to \$499,999	2	0	21	7	18	0	3
\$500K to \$599,999	1	0	11	2	67	0	0
\$600K to \$799,999	0	0	4	0	49	0	0
\$800K to \$999,999	0	0	0	0	13	0	0
\$1M to \$2,499,999	0	0	0	0	4	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	13	1	48	22	155	0	9
Avg Sold Price	\$343,754	\$340,000	\$460,280	\$400,699	\$617,176	\$0	\$345,544
Prev Year - Avg Sold Price	\$250,000	\$304,000	\$393,761	\$387,041	\$592,349	\$396,258	\$303,029
Avg Sold % Change	37.50%	11.84%	16.89%	3.53%	4.19%	0.00%	14.03%
Prev Year - # of Solds	2	3	47	27	211	14	17

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
4	3	0
9	7	0
37	3	3
40	7	0
81	1	0
31	0	0
14	0	0
1	0	0
0	0	0
217	21	3