

2021

Stafford County, VA

Sold Summary

| | 2021 | 2020 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,616,193,030 | \$1,295,513,698 | 24.75% |
| Avg Sold Price | \$458,856 | \$400,106 | 14.68% |
| Median Sold Price | \$445,000 | \$385,000 | 15.58% |
| Units Sold | 3,586 | 3,246 | 10.47% |
| Avg Days on Market | 11 | 24 | -54.17% |
| Avg List Price for Solds | \$450,946 | \$399,603 | 12.85% |
| Avg SP to OLP Ratio | 101.8% | 99.8% | 2.02% |
| Ratio of Avg SP to Avg OLP | 101.7% | 99.7% | 2.00% |
| Attached Avg Sold Price | \$324,788 | \$285,433 | 13.79% |
| Detached Avg Sold Price | \$493,325 | \$427,655 | 15.36% |
| Attached Units Sold | 733 | 628 | 16.72% |
| Detached Units Sold | 2,853 | 2,618 | 8.98% |

Financing (Sold)

| | |
|--------------|-------|
| Assumption | 0 |
| Cash | 213 |
| Conventional | 1,579 |
| FHA | 529 |
| Other | 40 |
| Owner | 1 |
| VA | 1,154 |

Days on Market (Sold)

| | |
|------------|-------|
| 0 | 211 |
| 1 to 10 | 2,409 |
| 11 to 20 | 441 |
| 21 to 30 | 187 |
| 31 to 60 | 198 |
| 61 to 90 | 55 |
| 91 to 120 | 21 |
| 121 to 180 | 12 |
| 181 to 360 | 50 |
| 361 to 720 | 1 |
| 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 | 1 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$50K to \$99,999 | 1 | 0 | 1 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 6 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$150K to \$199,999 | 10 | 3 | 7 | 8 | 1 | 1 | 21 |
| \$200K to \$299,999 | 25 | 24 | 82 | 99 | 17 | 33 | 56 |
| \$300K to \$399,999 | 23 | 20 | 287 | 268 | 216 | 49 | 48 |
| \$400K to \$499,999 | 13 | 1 | 179 | 74 | 772 | 21 | 2 |
| \$500K to \$599,999 | 8 | 0 | 45 | 2 | 575 | 2 | 0 |
| \$600K to \$799,999 | 6 | 0 | 22 | 0 | 478 | 0 | 0 |
| \$800K to \$999,999 | 2 | 0 | 1 | 0 | 64 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 10 | 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 | 95 | 48 | 624 | 451 | 2,134 | 106 | 128 |
| Avg Sold Price | \$343,013 | \$289,337 | \$388,239 | \$337,886 | \$530,713 | \$342,902 | \$276,932 |
| Prev Year - Avg Sold Price | \$272,233 | \$254,769 | \$334,790 | \$295,208 | \$461,101 | \$288,792 | \$260,052 |
| Avg Sold % Change | 26.00% | 13.57% | 15.96% | 14.46% | 15.10% | 18.74% | 6.49% |
| Prev Year - # of Solds | 73 | 52 | 584 | 386 | 1,961 | 92 | 98 |