

June 2022

Stafford County, VA

Sold Summary

	Jun 2022	Jun 2021	% Change
Sold Dollar Volume	\$164,150,476	\$195,096,295	-15.86%
Avg Sold Price	\$517,301	\$474,732	8.97%
Median Sold Price	\$500,000	\$450,000	11.11%
Units Sold	321	425	-24.47%
Avg Days on Market	9	7	28.57%
Avg List Price for Solds	\$511,372	\$461,220	10.87%
Avg SP to OLP Ratio	101.2%	103.8%	-2.49%
Ratio of Avg SP to Avg OLP	100.8%	103.6%	-2.67%
Attached Avg Sold Price	\$361,659	\$335,373	7.84%
Detached Avg Sold Price	\$553,817	\$505,746	9.50%
Attached Units Sold	61	77	-20.78%
Detached Units Sold	260	348	-25.29%

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 2022	Jun 2021	% Change
Active Listings	303	220	37.73%
New Listings	367	442	-16.97%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	270	359	-24.79%
All Pendings	304	460	-33.91%

Financing (Sold)

Assumption	0
Cash	16
Conventional	146
FHA	45
Other	0
Owner	0
VA	111

Days on Market (Sold)

0	9
1 to 10	215
11 to 20	54
21 to 30	26
31 to 60	15
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
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	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	2	1	9	2	1	0	8	5	2	2
\$300K to \$399,999	0	2	18	11	9	8	6	18	14	5
\$400K to \$499,999	0	0	12	14	46	4	3	49	12	0
\$500K to \$599,999	0	0	7	0	68	2	0	45	5	0
\$600K to \$799,999	0	0	1	0	67	0	0	98	1	0
\$800K to \$999,999	0	0	0	0	18	0	0	34	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	11	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	2	3	47	27	211	14	17	262	34	7
Avg Sold Price	\$250,000	\$304,000	\$393,761	\$387,041	\$592,349	\$396,258	\$303,029			
Prev Year - Avg Sold Price	\$398,400	\$280,000	\$399,342	\$345,765	\$538,824	\$343,437	\$300,490			
Avg Sold % Change	-37.25%	8.57%	-1.40%	11.94%	9.93%	15.38%	0.84%			
Prev Year - # of Solds	8	5	75	54	265	8	10			

Active Detail