

July 2026

Culpeper County, VA

New Listings**70****↓ -23.1%**from Jun 2026:
91**↓ -9.1%**from Jul 2025:
77

YTD	2026	2025	+/-
	598	526	13.7%

5-year Jul average: **64****New Pendings****63****↑ 18.9%**from Jun 2026:
53**↑ 28.6%**from Jul 2025:
49

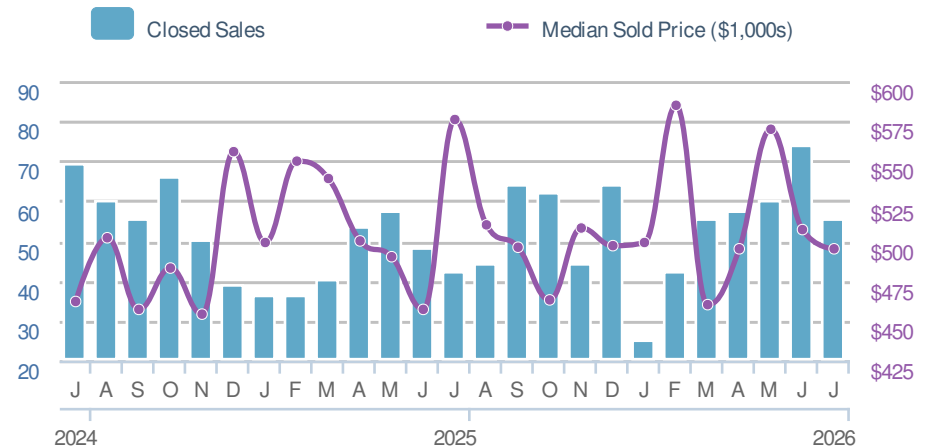
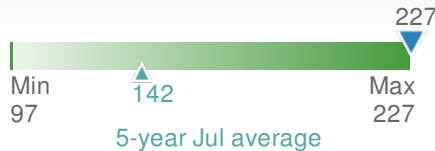
YTD	2026	2025	+/-
	398	340	17.1%

5-year Jul average: **55****Closed Sales****55****↓ -25.7%**from Jun 2026:
74**↑ 31.0%**from Jul 2025:
42

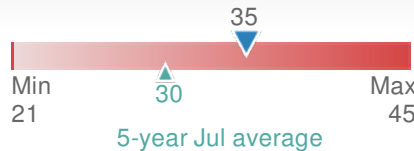
YTD	2026	2025	+/-
	377	321	17.4%

5-year Jul average: **54****Median Sold Price****\$495,000****↓ -2.4%**from Jun 2026:
\$507,000**↓ -14.2%**from Jul 2025:
\$576,950

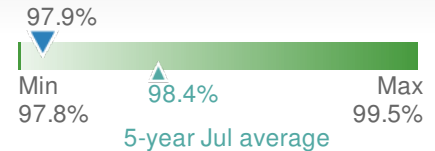
YTD	2026	2025	+/-
	\$510,000	\$500,000	2.0%

5-year Jul average: **\$474,190****Active Listings****227**

Jun 2026	Jul 2025
234	178

Avg DOM**35**

Jun 2026	Jul 2025	YTD
33	45	39

Avg Sold to OLP Ratio**97.9%**

Jun 2026	Jul 2025	YTD
98.1%	97.8%	97.8%

January thru July 2026 YTD

Culpeper County, VA

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$206,803,941	\$173,574,476	19.14%
Avg Sold Price	\$545,400	\$540,022	1.00%
Median Sold Price	\$510,000	\$500,000	2.00%
Units Sold	377	321	17.45%
Avg Days on Market	39	34	14.71%
Avg List Price for Solds	\$548,551	\$542,420	1.13%
Avg SP to OLP Ratio	97.8%	97.6%	0.22%
Ratio of Avg SP to Avg OLP	97.7%	97.4%	0.32%
Attached Avg Sold Price	\$358,412	\$348,966	2.71%
Detached Avg Sold Price	\$562,744	\$555,513	1.30%
Attached Units Sold	32	24	33.33%
Detached Units Sold	345	297	16.16%

Financing (Sold)

Assumption	1
Cash	65
Conventional	203
FHA	65
Other	1
Owner	0
VA	32

Days on Market (Sold)

0	10
1 to 10	143
11 to 20	36
21 to 30	30
31 to 60	61
61 to 90	29
91 to 120	17
121 to 180	28
181 to 360	20
361 to 720	3
721+	0

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	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	1	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	2	0	0	0	0	0	0	0
\$200K to \$299,999	7	1	6	1	2	0	1	3	1	0
\$300K to \$399,999	5	1	36	21	11	1	1	16	2	2
\$400K to \$499,999	0	0	40	2	34	2	1	33	3	0
\$500K to \$599,999	1	0	29	0	33	0	0	49	0	0
\$600K to \$799,999	2	0	31	0	68	0	0	74	1	0
\$800K to \$999,999	1	0	10	0	18	0	0	17	0	0
\$1M to \$2,499,999	0	0	0	0	7	0	0	20	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	18	2	154	24	173	3	3	218	7	2
Avg Sold Price	\$368,402	\$295,000	\$508,281	\$358,966	\$631,446	\$424,666	\$330,000			
Prev Year - Avg Sold Price	\$404,708	\$295,100	\$487,591	\$334,862	\$638,302	\$357,500	\$399,471			
Avg Sold % Change	-8.97%	-0.03%	4.24%	7.20%	-1.07%	18.79%	-17.39%			
Prev Year - # of Solds	12	4	145	11	140	2	7			

Active Detail

Lighthouse Team Sales Year-to-Date



Status	Address	List Price	Close Price	Close Date	Beds	Baths	DOM/C DOM
ACT	7525-K Snowpea Ct #94	\$364,999.00			2	1/2	72
ACT	4046 Lunar Eclipse Dr	\$565,000.00			3	1/2	84
PND	12017 Spring Beauty Rd	\$835,000.00		8/14/2026	5	3/1	9
PND	15490 Waters Creek Dr	\$995,000.00		8/14/2026	4	3/1	5
CLS	18297 Summit Pointe Dr	\$549,000.00	\$542,000	7/24/2026	3	2/2	11
CLS	12301 Cedarwood Ct	\$660,000.00	\$670,000	8/7/2026	4	2/2	30
CLS	3836 N Oakland St	\$1,100,000.00	\$1,251,000	5/29/2026	3	3/1	0
CLS	7608 Hamlet St	\$799,000.00	\$800,000	6/2/2026	4	3/1	9
CLS	15767 Widewater Dr	\$540,000.00	\$540,000	5/18/2026	3	3/1	6
CLS	16128 Hinman Pl	\$935,000.00	\$960,000	3/27/2026	6	3/1	0
CLS	10260 Whitworth Ln	\$499,900.00	\$515,000	3/24/2026	3	2/1	4
CLS	5393 Merry Oaks	\$945,000.00	\$876,000	2/26/2026	6	1/5	22
CLS	15461 Golf Club Dr	\$594,000.00	\$599,000	3/30/2026	4	3/1	9
CLS	9514 Hagel Cir #03/C	\$359,900.00	\$360,000	2/26/2026	3	1/2	21
CLS	12801 Half Moon Ln	\$590,000.00	\$600,000	1/20/2026	4	3/1	9
CLS	13351 Green Meadows Ct	\$1,390,000.00	\$1,349,900	11/14/2025	6	4/1	0
CLS	12437 Pfitzner Ct	\$849,000.00	\$849,000	1/23/2026	5	4/1	10
CLS	9678 Dutchman Dr	\$534,900.00	\$535,000	2/27/2026	2	2/2	31
CLS	7394 Riding Meadow Way	\$475,900.00	\$477,900	3/31/2026	4	1/3	112
CLS	10741 Monocacy Way	\$850,000.00	\$850,000	11/19/2025	6	5/1	17
CLS	7328 Route 29 #102	\$199,999.00	\$206,000	11/17/2025	1	1/1	12
CLS	13540 Kaslo Dr	\$489,900.00	\$490,000	11/4/2025	4	1/3	5
CLS	14303 Chesterfield Dr	\$400,000.00	\$453,000	11/24/2025	5	1/3	8
CLS	7754 Sharpshooters Ct	\$649,900.00	\$649,900	11/14/2025	4	3/1	28
CLS	11175 Stonebrook Dr	\$699,900.00	\$721,546	12/16/2025	4	2/1	32
CLS	107 Mayfair Pl #165	\$335,000.00	\$335,000	1/2/2026	2	1/2	54
CLS	19065 Stallion Rd	\$625,000.00	\$615,000	2/26/2026	3	3/1	120
CLS	1229 Aquia Dr	\$519,900.00	\$539,000	9/30/2025	4	3/1	4
CLS	12120 Garden Ridge Ln #401	\$315,000.00	\$320,000	10/10/2025	1	1/1	11
CLS	7625 Huron Dr	\$549,900.00	\$555,000	10/10/2025	5	1/2	22
CLS	9569 Coggs Bill Dr #302	\$258,990.00	\$258,990	10/9/2025	2	1/1	32
CLS	11933 Airlea Dr	\$870,000.00	\$850,000	10/6/2025	4	1/3	37
CLS	15095 N Ridge Blvd	\$685,000.00	\$680,000	12/12/2025	4	1/3	112
CLS	9913 Hampton Rd	\$359,900.00	\$365,000	8/14/2025	3	1/1	5
CLS	7044 Cindy Ln	\$710,000.00	\$720,000	10/2/2025	5	3/1	39
CLS	25206 Dunvegan Sq	\$679,000.00	\$701,189	10/14/2025	3	2/2	65
CLS	10100 North Streamview Ct	\$750,000.00	\$750,000	8/29/2025	4	3/1	278