

July 2026

Stafford County, VA

New Listings**238** **-5.2%**from Jun 2026:
251 **20.2%**from Jul 2025:
198

YTD	2026	2025	+/-
	1,928	1,722	12.0%

5-year Jul average: **235****New Pendings****179** **-17.5%**from Jun 2026:
217 **1.1%**from Jul 2025:
177

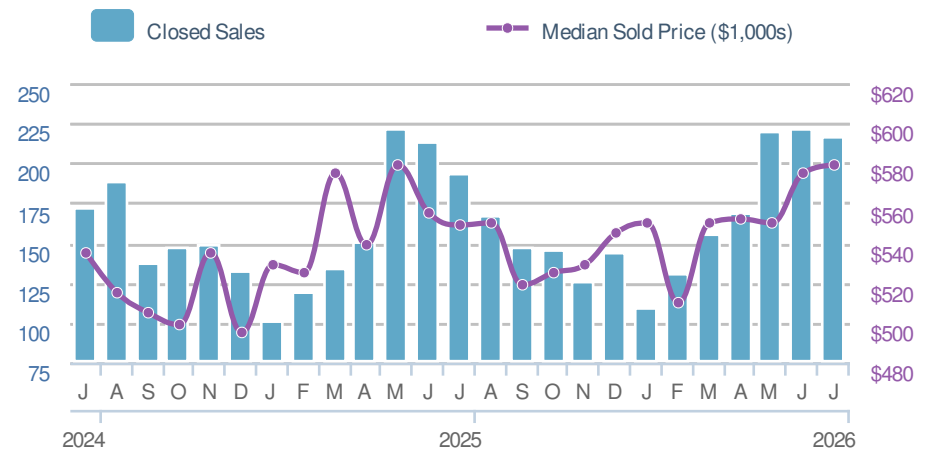
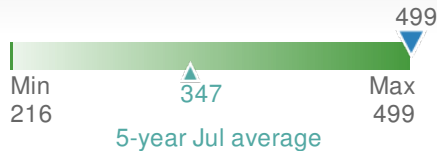
YTD	2026	2025	+/-
	1,326	1,225	8.2%

5-year Jul average: **196****Closed Sales****216** **-2.3%**from Jun 2026:
221 **11.9%**from Jul 2025:
193

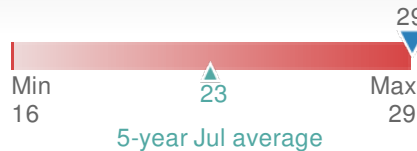
YTD	2026	2025	+/-
	1,252	1,155	8.4%

5-year Jul average: **203****Median Sold Price****\$579,450** **0.8%**from Jun 2026:
\$575,000 **5.5%**from Jul 2025:
\$549,500

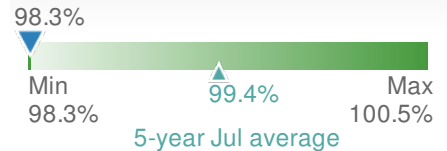
YTD	2026	2025	+/-
	\$555,000	\$550,000	0.9%

5-year Jul average: **\$532,490****Active Listings****499**

Jun 2026	Jul 2025
471	411

Avg DOM**29**

Jun 2026	Jul 2025	YTD
28	28	33

Avg Sold to OLP Ratio**98.3%**

Jun 2026	Jul 2025	YTD
98.5%	99.1%	98.7%

January thru July 2026 YTD

Stafford County, VA

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$723,857,610	\$662,849,423	9.20%
Avg Sold Price	\$577,282	\$575,026	0.39%
Median Sold Price	\$555,000	\$550,000	0.91%
Units Sold	1,252	1,155	8.40%
Avg Days on Market	33	28	17.86%
Avg List Price for Solds	\$578,623	\$574,891	0.65%
Avg SP to OLP Ratio	98.7%	99.3%	-0.57%
Ratio of Avg SP to Avg OLP	98.6%	99.1%	-0.48%
Attached Avg Sold Price	\$410,743	\$403,848	1.71%
Detached Avg Sold Price	\$614,201	\$614,262	-0.01%
Attached Units Sold	228	216	5.56%
Detached Units Sold	1,024	939	9.05%

Financing (Sold)

Assumption	8
Cash	98
Conventional	538
FHA	154
Other	4
Owner	0
VA	439

Days on Market (Sold)

0	36
1 to 10	504
11 to 20	165
21 to 30	103
31 to 60	157
61 to 90	97
91 to 120	62
121 to 180	79
181 to 360	39
361 to 720	9
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	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	2	0	2	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	6	0	0	0	0	5	0	0
\$150K to \$199,999	1	0	0	0	1	0	1	2	0	0
\$200K to \$299,999	4	3	3	5	1	0	10	1	2	4
\$300K to \$399,999	18	9	32	50	10	6	18	15	20	3
\$400K to \$499,999	8	5	105	62	70	9	13	57	36	6
\$500K to \$599,999	5	0	64	25	213	10	0	80	16	0
\$600K to \$799,999	2	0	24	0	312	1	1	122	4	0
\$800K to \$999,999	0	0	2	0	114	0	0	95	0	0
\$1M to \$2,499,999	0	0	2	0	23	0	0	29	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	40	17	240	142	744	26	43	408	78	13
Avg Sold Price	\$385,823	\$363,143	\$484,784	\$420,430	\$668,227	\$467,795	\$361,969			
Prev Year - Avg Sold Price	\$419,637	\$367,236	\$491,816	\$412,393	\$659,301	\$446,673	\$375,928			
Avg Sold % Change	-8.06%	-1.11%	-1.43%	1.95%	1.35%	4.73%	-3.71%			
Prev Year - # of Solds	40	21	196	126	703	23	46			

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