

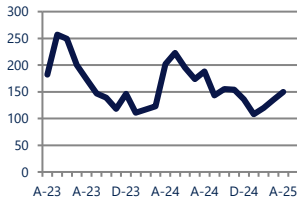
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STAFFORD COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

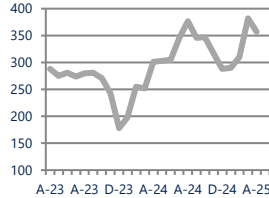
150



Down -26%
Vs. Year Ago

Active Inventory

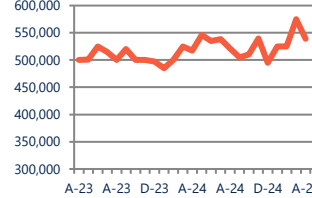
357



Up 19%
Vs. Year Ago

Median Sale Price

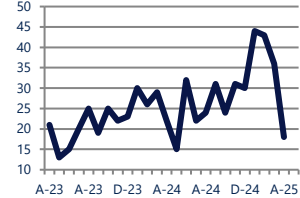
\$539,000



Up 4%
Vs. Year Ago

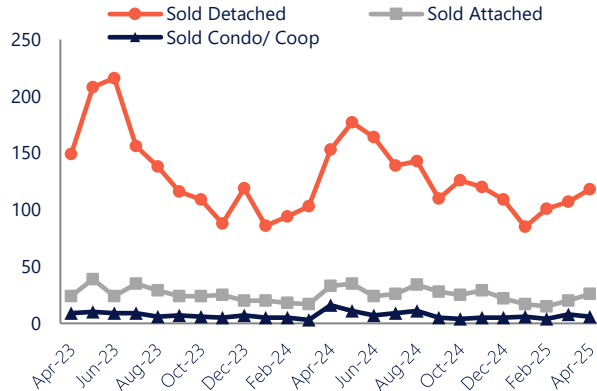
Days On Market

18



Down -18%
Vs. Year Ago

Units Sold*



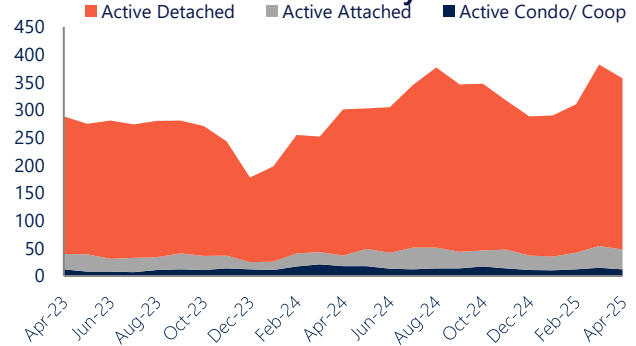
Units Sold

There was an increase in total units sold in April, with 150 sold this month in Stafford County versus 135 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 26% versus April 2024.

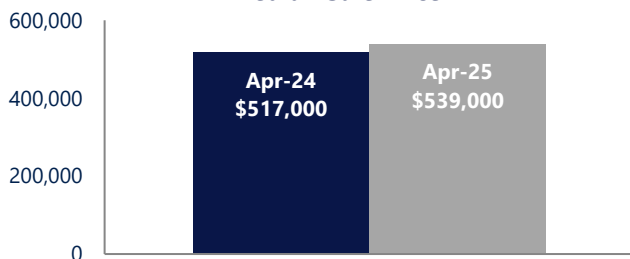
Active Inventory

Versus last year, the total number of homes available this month is higher by 56 units or 19%. The total number of active inventory this April was 357 compared to 301 in April 2024. This month's total of 357 is lower than the previous month's total supply of available inventory of 382, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Stafford County Homes was \$517,000. This April, the median sale price was \$539,000, an increase of 4% or \$22,000 compared to last year. The current median sold price is 6% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

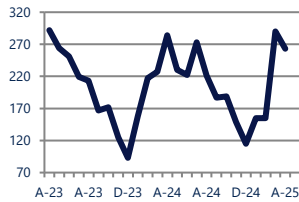
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STAFFORD COUNTY HOUSING MARKET**

APRIL 2025

New Listings

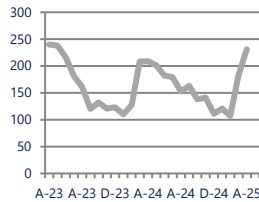
263



Down -7%
Vs. Year Ago

Current Contracts

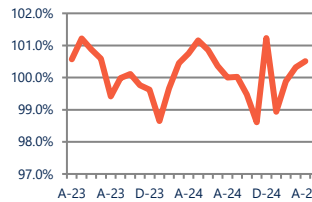
231



Up 11%
Vs. Year Ago

Sold Vs. List Price

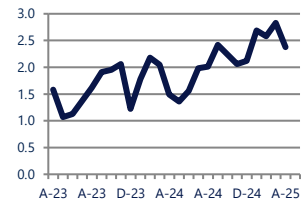
100.5%



No Change
Vs. Year Ago

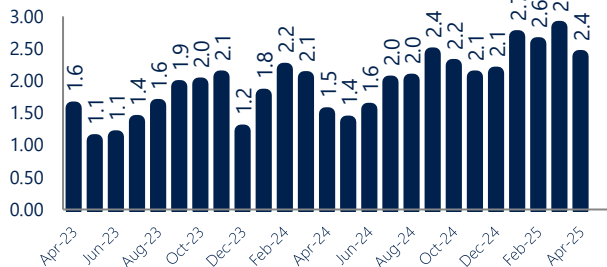
Months of Supply

2.4



Up 60%
Vs. Year Ago

Months Of Supply



Months of Supply

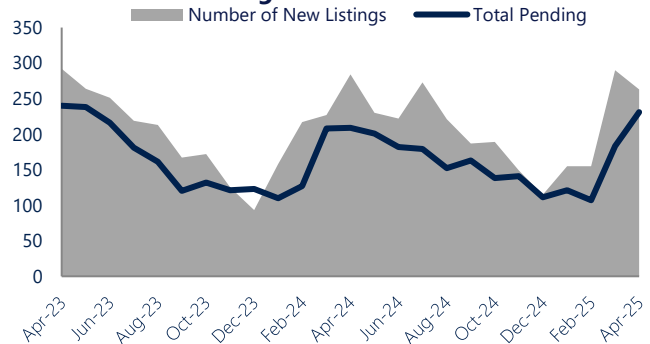
In April, there was 2.4 months of supply available in Stafford County, compared to 1.5 in April 2024. That is an increase of 60% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

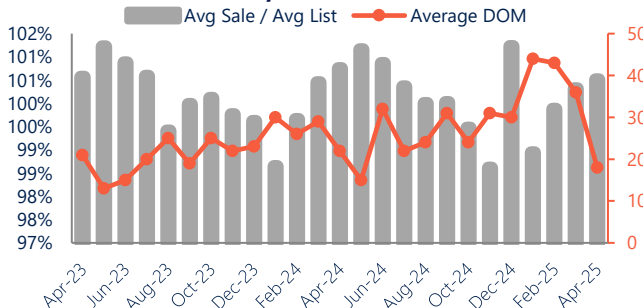
New Listings & Current Contracts

This month there were 263 homes newly listed for sale in Stafford County compared to 284 in April 2024, a decrease of 7%. There were 231 current contracts pending sale this April compared to 209 a year ago. The number of current contracts is 11% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Stafford County was 100.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 22, a decrease of 18%.