

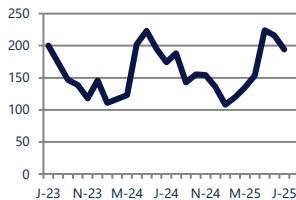
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STAFFORD COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

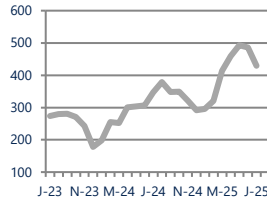
194



**Up 11%**  
Vs. Year Ago

## Active Inventory

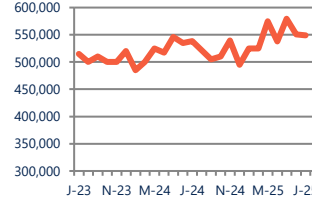
429



**Up 24%**  
Vs. Year Ago

## Median Sale Price

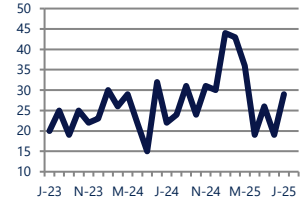
\$549,000



**Up 2%**  
Vs. Year Ago

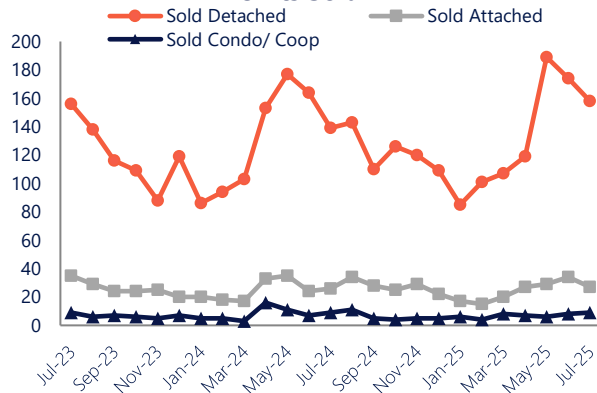
## Days On Market

29



**Up 32%**  
Vs. Year Ago

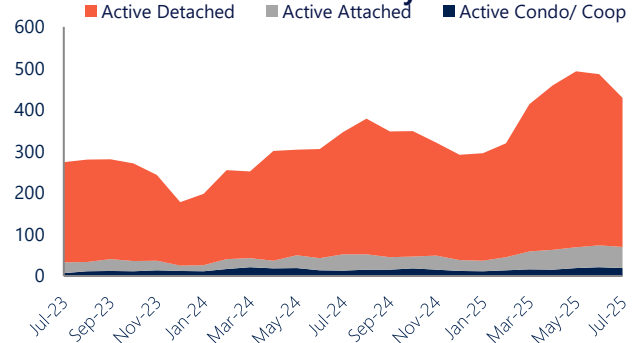
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 194 sold this month in Stafford County versus 216 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2024.

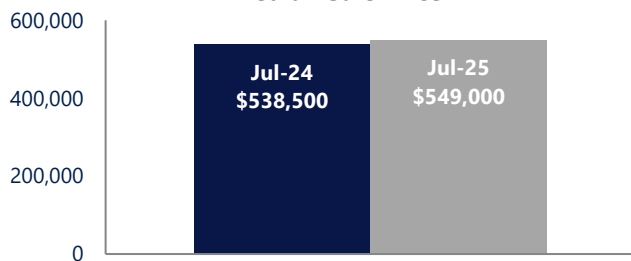
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 82 units or 24%. The total number of active inventory this July was 429 compared to 347 in July 2024. This month's total of 429 is lower than the previous month's total supply of available inventory of 486, a decrease of 12%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Stafford County Homes was \$538,500. This July, the median sale price was \$549,000, an increase of 2% or \$10,500 compared to last year. The current median sold price is approximately the same as the median price in June.

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

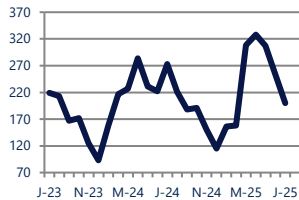
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **STAFFORD COUNTY HOUSING MARKET**

JULY 2025

## New Listings

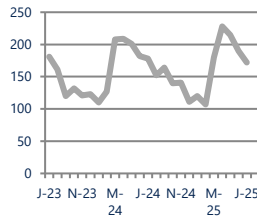
200



**Down -27%**  
Vs. Year Ago

## Current Contracts

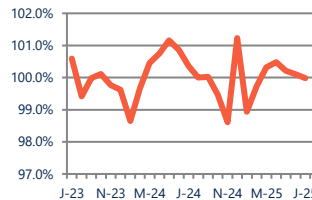
172



**Down -3%**  
Vs. Year Ago

## Sold Vs. List Price

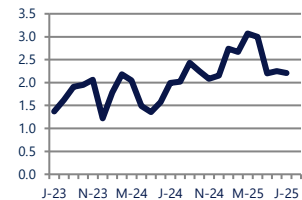
100.0%



**No Change**  
Vs. Year Ago

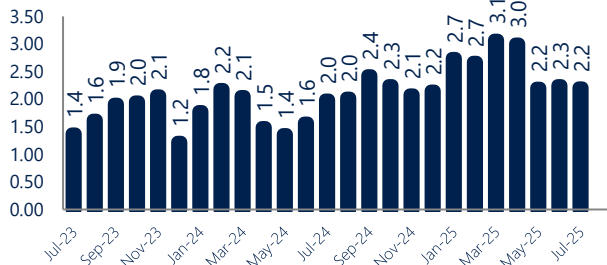
## Months of Supply

2.2



**Up 11%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

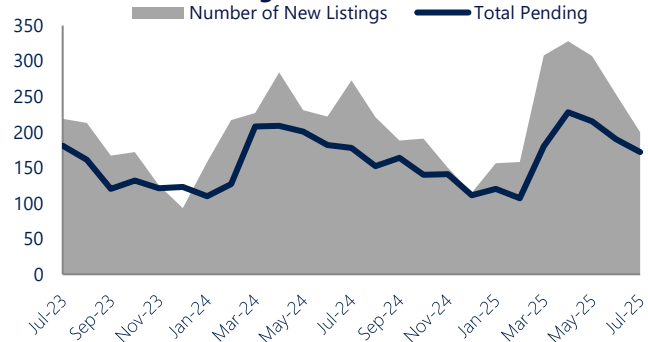
In July, there was 2.2 months of supply available in Stafford County, compared to 2.0 in July 2024. That is an increase of 11% versus a year ago.

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.

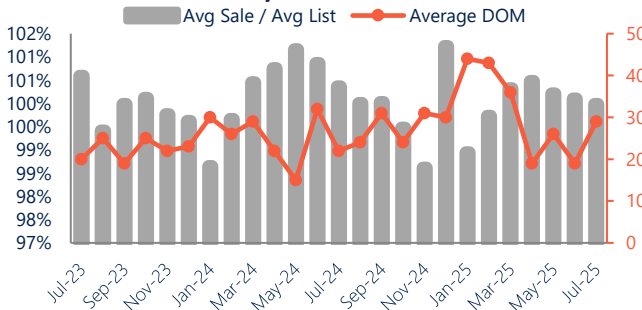
## New Listings & Current Contracts

This month there were 200 homes newly listed for sale in Stafford County compared to 273 in July 2024, a decrease of 27%. There were 172 current contracts pending sale this July compared to 178 a year ago. The number of current contracts is 3% lower than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Stafford County was 100.0% 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 29, higher than the average last year, which was 22, an increase of 32%.