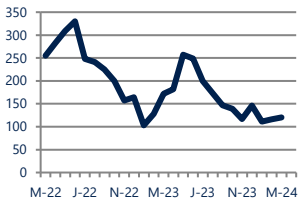


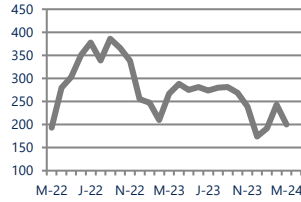


Units Sold
120



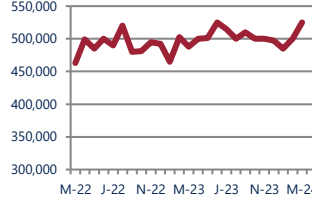
Down -30%
Vs. Year Ago

Active Inventory
200



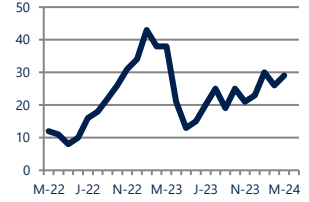
Down -25%
Vs. Year Ago

Median Sale Price
\$525,000



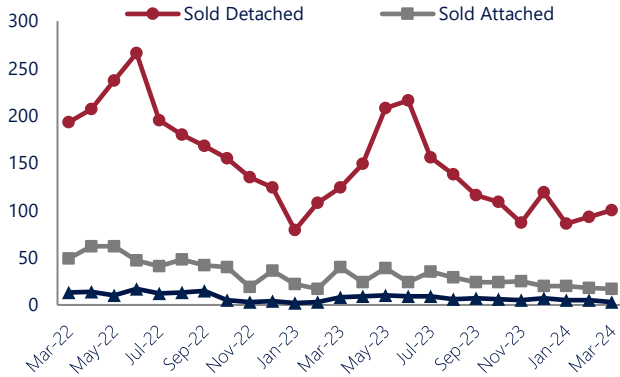
Up 8%
Vs. Year Ago

Days On Market
29



Down -24%
Vs. Year Ago

Units Sold*



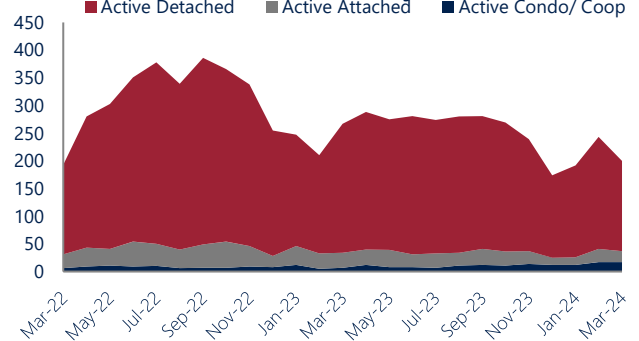
Units Sold

There was an increase in total units sold in March, with 120 sold this month in Stafford County versus 116 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 30% versus March 2023.

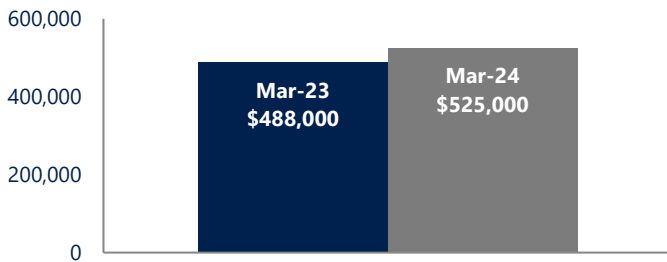
Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 25%. The total number of active inventory this March was 200 compared to 267 in March 2023. This month's total of 200 is lower than the previous month's total supply of available inventory of 243, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Stafford County Homes was \$488,000. This March, the median sale price was \$525,000, an increase of 8% or \$37,000 compared to last year. The current median sold price is 5% higher than in February.

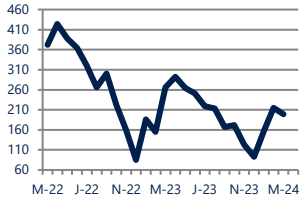
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



New Listings

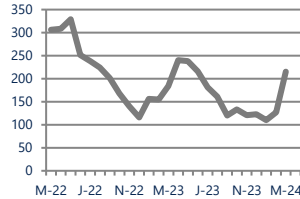
199



Down -25%
Vs. Year Ago

Current Contracts

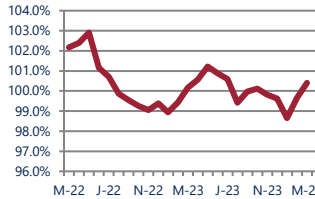
215



Up 17%
Vs. Year Ago

Sold Vs. List Price

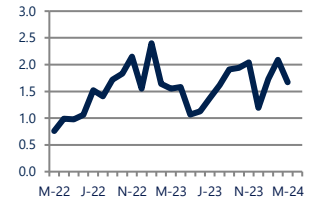
100.4%



No Change
Vs. Year Ago

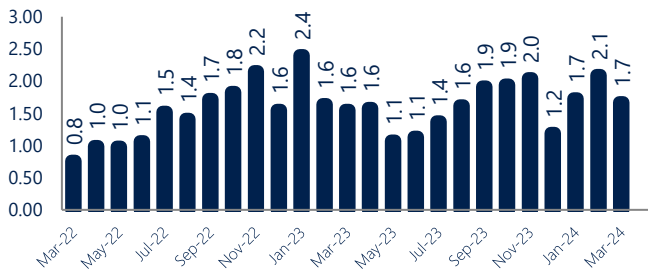
Months of Supply

1.7



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 1.7 months of supply available in Stafford County, compared to 1.6 in March 2023. That is an increase of 7% versus a year ago.

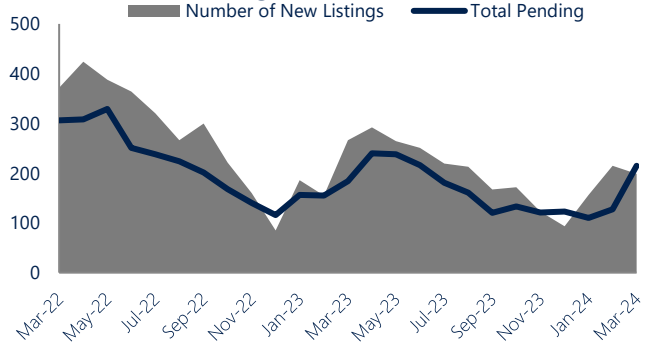
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

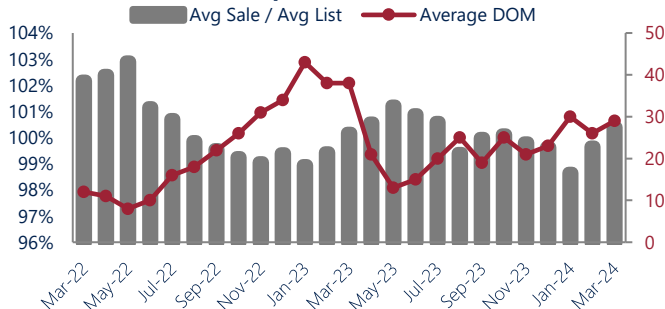
This month there were 199 homes newly listed for sale in Stafford County compared to 266 in March 2023, a decrease of 25%.

There were 215 current contracts pending sale this March compared to 184 a year ago. The number of current contracts is 17% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Stafford County was 100.4% 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, lower than the average last year, which was 38, a decrease of 24%.