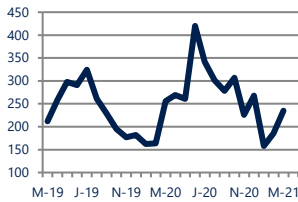




Units Sold

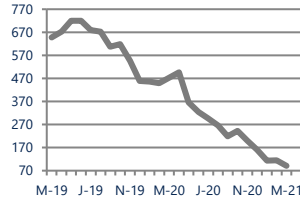
235



Down -8%
Vs. Year Ago

Active Inventory

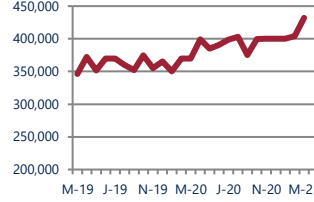
91



Down -81%
Vs. Year Ago

Median Sale Price

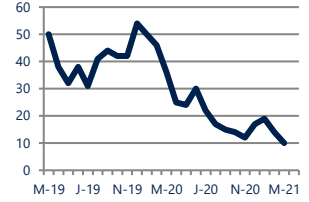
\$432,000



Up 17%
Vs. Year Ago

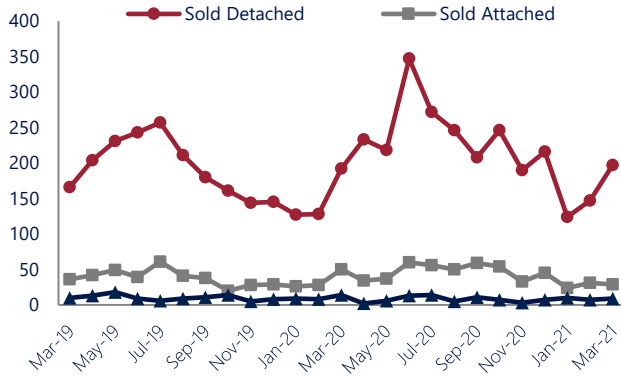
Days On Market

10



Down -72%
Vs. Year Ago

Units Sold*



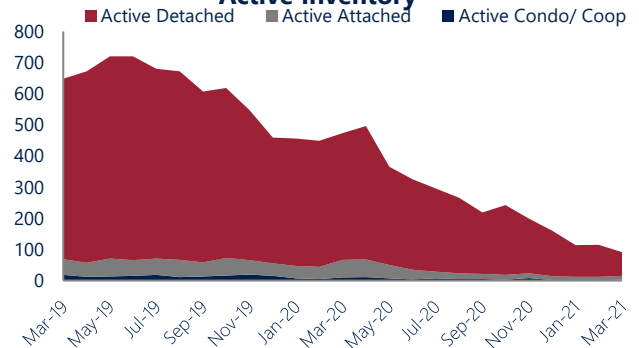
Units Sold

There was an increase in total units sold in March, with 235 sold this month in Stafford County versus 185 last month, an increase of 27%. This month's total units sold was lower than at this time last year, a decrease of 8% versus March 2020.

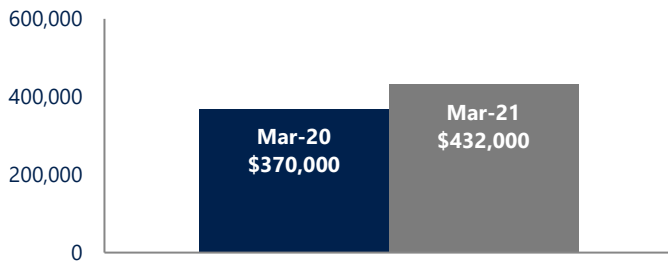
Active Inventory

Versus last year, the total number of homes available this month is lower by 382 units or 81%. The total number of active inventory this March was 91 compared to 473 in March 2020. This month's total of 91 is lower than the previous month's total supply of available inventory of 115, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Stafford County Homes was \$370,000. This March, the median sale price was \$432,000, an increase of 17% or \$62,000 compared to last year. The current median sold price is 7% 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.



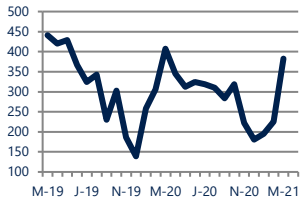
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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

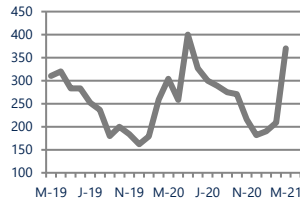
383



Down -6%
Vs. Year Ago

Current Contracts

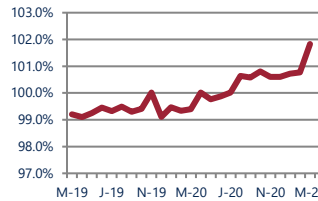
370



Up 22%
Vs. Year Ago

Sold Vs. List Price

101.8%



Up 2.5%
Vs. Year Ago

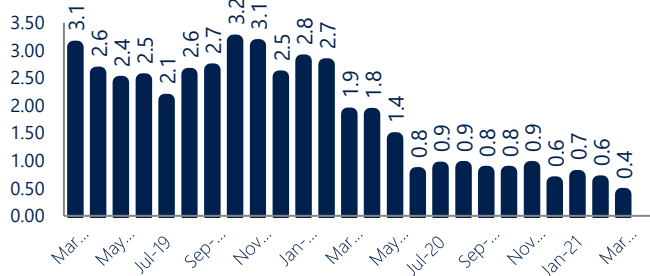
Months of Supply

0.4



Down -79%
Vs. Year Ago

Months Of Supply



Months of Supply

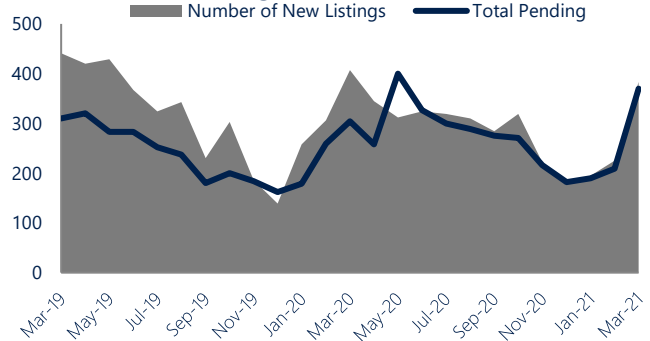
In March, there was 0.4 months of supply available in Stafford County, compared to 1.8 in March 2020. That is a decrease of 79% versus a year ago.

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.

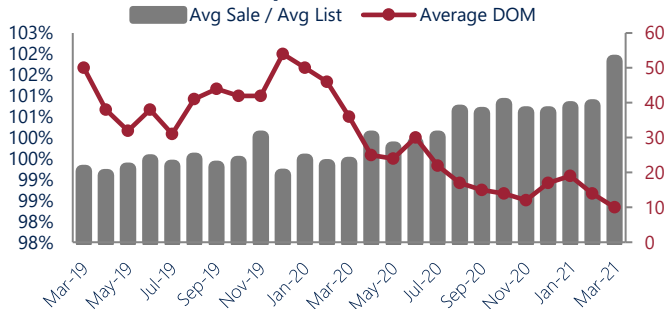
New Listings & Current Contracts

This month there were 383 homes newly listed for sale in Stafford County compared to 407 in March 2020, a decrease of 6%. There were 370 current contracts pending sale this March compared to 304 a year ago. The number of current contracts is 22% 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 101.8% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 36, a decrease of 72%.



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