

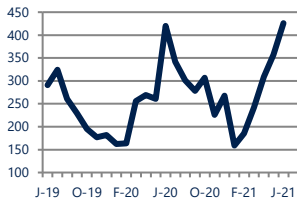


Focus On: Stafford County Housing Market

June 2021

Units Sold

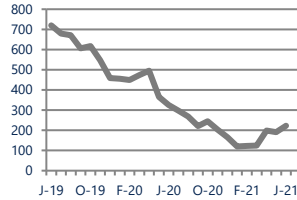
426



Up 1%
Vs. Year Ago

Active Inventory

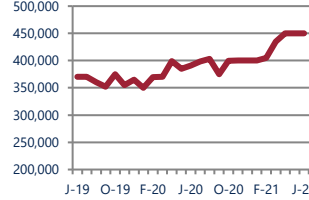
222



Down -32%
Vs. Year Ago

Median Sale Price

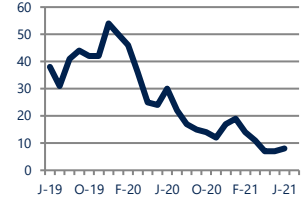
\$450,000



Up 15%
Vs. Year Ago

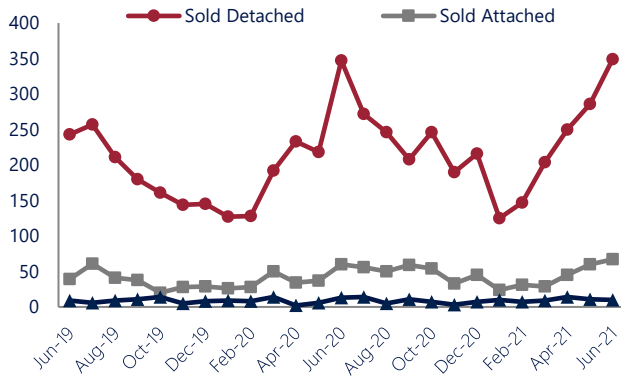
Days On Market

8



Down -73%
Vs. Year Ago

Units Sold*



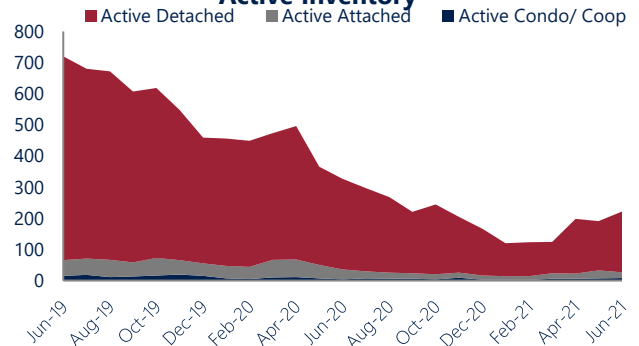
Units Sold

There was an increase in total units sold in June, with 426 sold this month in Stafford County versus 357 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 104 units or 32%. The total number of active inventory this June was 222 compared to 326 in June 2020. This month's total of 222 is higher than the previous month's total supply of available inventory of 191, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Stafford County Homes was \$391,000. This June, the median sale price was \$450,000, an increase of 15% or \$59,000 compared to last year. The current median sold price is approximately the same as the median price in May.

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.



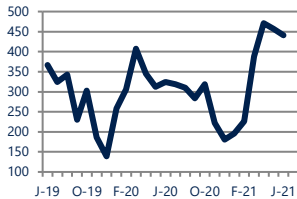


Focus On: Stafford County Housing Market

June 2021

New Listings

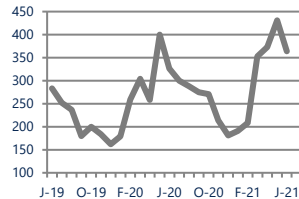
441



Up 36%
Vs. Year Ago

Current Contracts

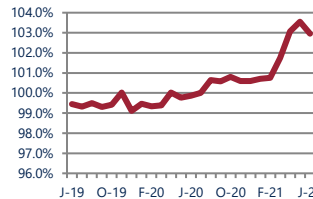
364



Up 12%
Vs. Year Ago

Sold Vs. List Price

103.0%



Up 3.1%
Vs. Year Ago

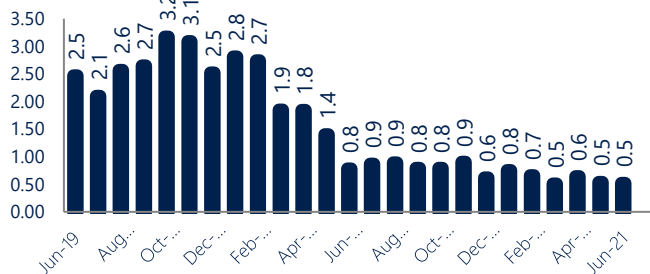
Months of Supply

0.5



Down -33%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

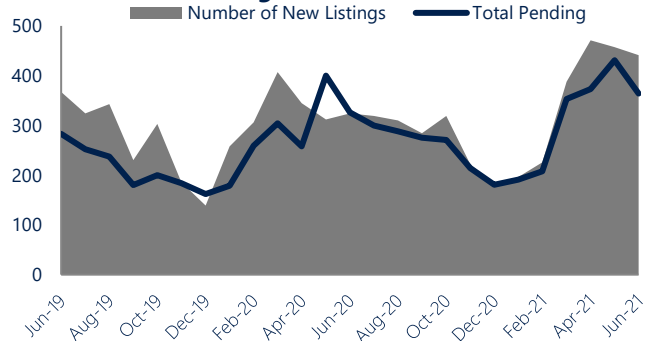
This month there were 441 homes newly listed for sale in Stafford County compared to 324 in June 2020, an increase of 36%. There were 364 current contracts pending sale this June compared to 326 a year ago. The number of current contracts is 12% higher than last June.

Months of Supply

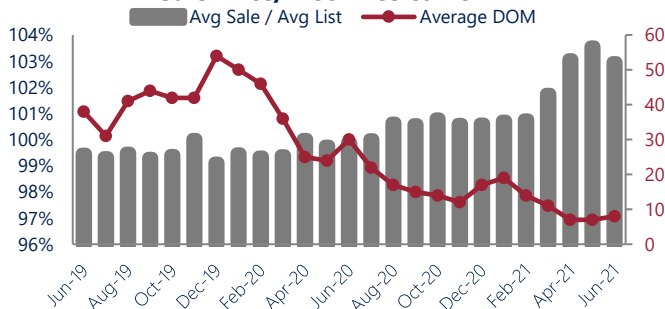
In June, there was 0.5 months of supply available in Stafford County, compared to 0.8 in June 2020. That is a decrease of 33% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Stafford County was 103.0% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 30, a decrease of 73%.



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