

Stafford County, VA

County · VA · Virginia

BALANCED MARKET

\$558K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

2,139

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



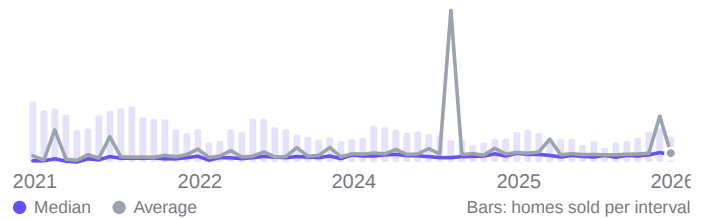
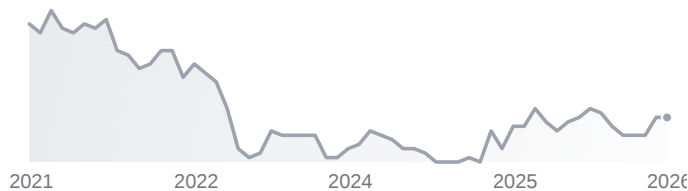
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$550K · Average \$571K

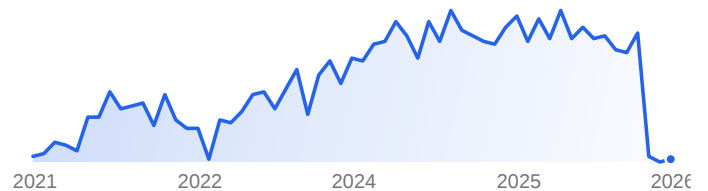
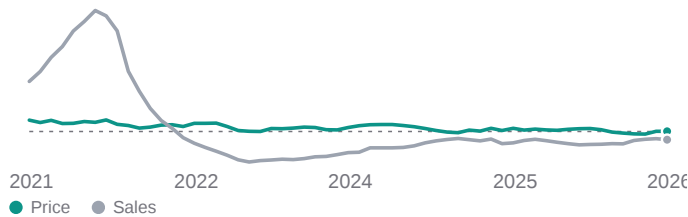


Growth (year over year)

Price +0.3% · Sales -9.2%

Price per square foot

\$215/ft²

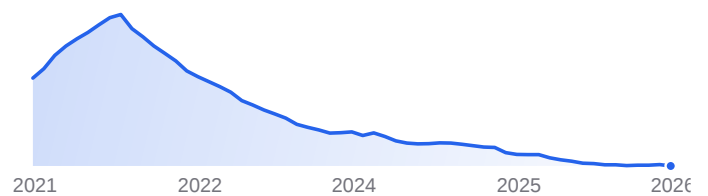
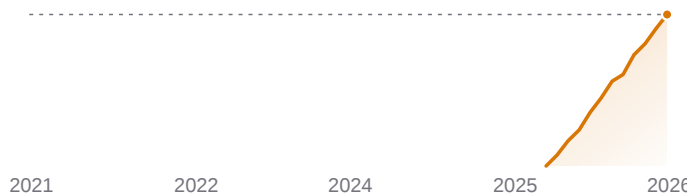


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

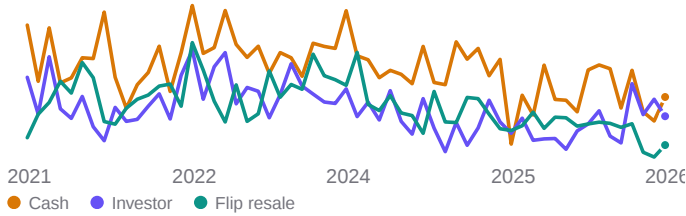
4.2%



BUYERS & OUTCOMES

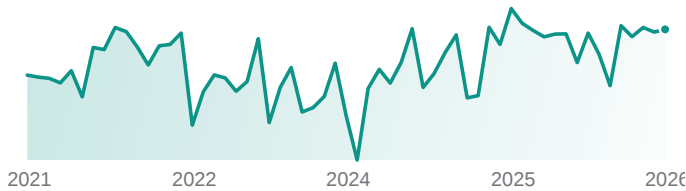
Buyer mix

Cash 12% · Investor 9.1% · Flip resale 4.6%



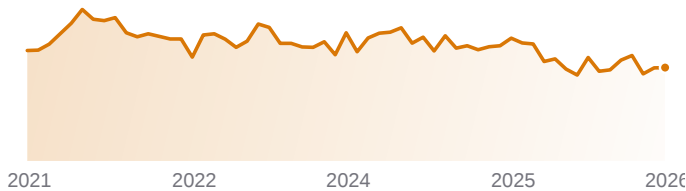
Sellers who sold at a gain

96%

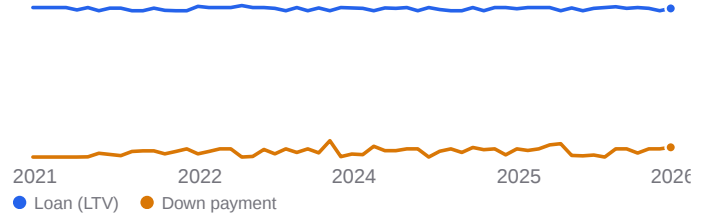


Median annualized return at resale

+4.3%

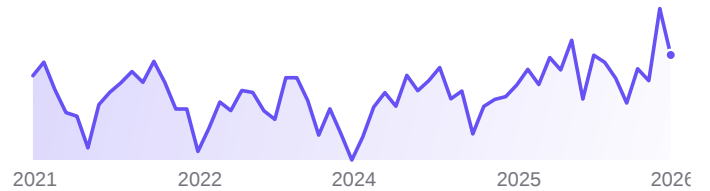


Financing (share of purchase price) Loan (LTV) 96% · Down payment 11%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	50,710
Median value (AVM)	\$534K
Median size	2,068 ft²
Median bedrooms	3
Median year built	1997
Single family	82%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	7.4%
Median loan-to-value	62%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	170,035
Density	632 / mi²
Median household income	\$129K
Average household income	\$153K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	5.4%
Unemployment	0.9%
Average temp	56°F
Annual precip	43 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.