

NEIGHBORHOOD REPORT

*Neighborhood Home Values, Pricing
Trends & Local Market Insights*

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People

People Facts & Stats

	Stafford County	Virginia	USA
Population	163K	8.71M	334.92M
Population Density per Sq Mi	609	220	95
Pop Change since 2020	+7.9%	+2.9%	+2.5%
Median Age	36	39	39
Male / Female Ratio	51%	49%	50%

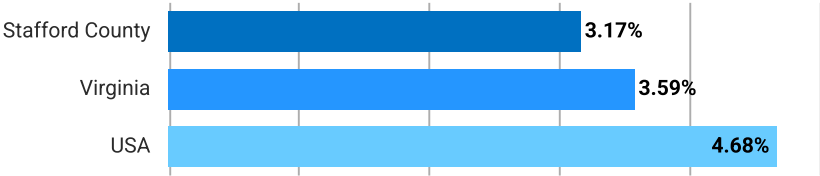
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



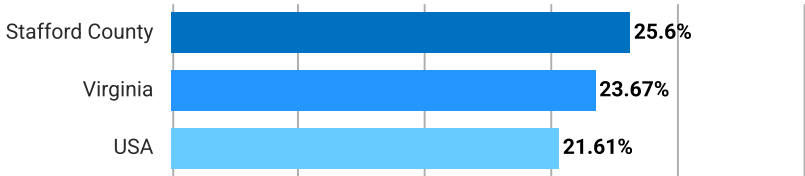
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



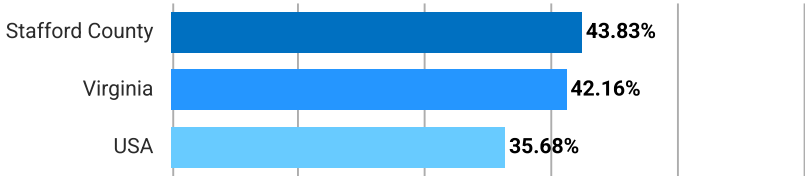
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

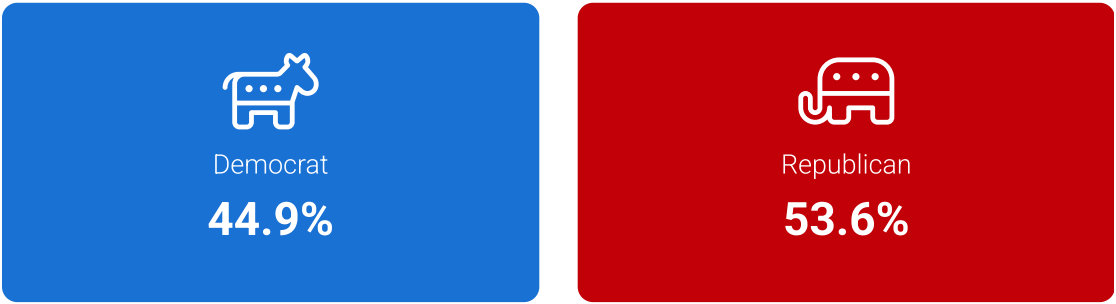


Presidential Voting Pattern in Stafford

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

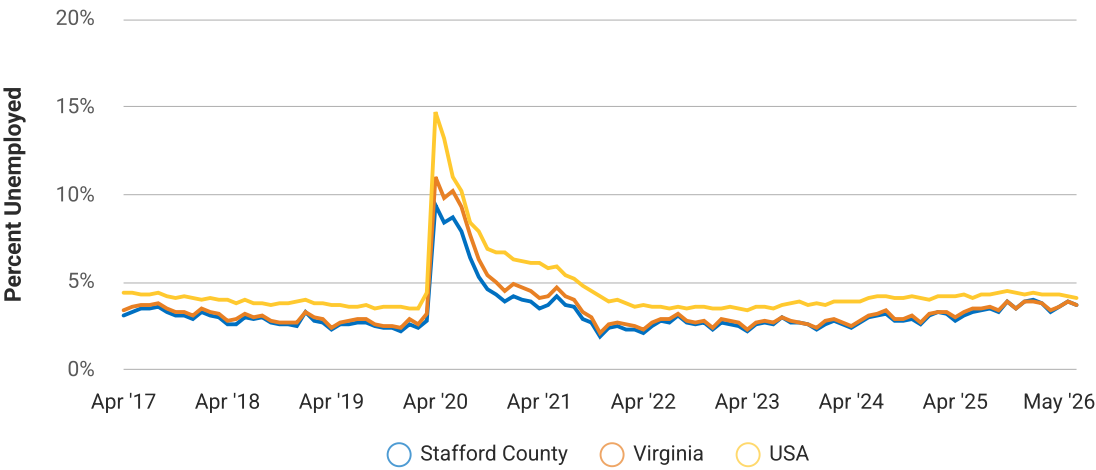
	Stafford	Stafford County	Virginia	USA
Income Per Capita	–	\$53,157	\$50,666	\$44,673
Median Household Income	–	\$137,807	\$93,170	\$80,734
Unemployment Rate	–	3.7%	3.7%	4.1%
Number Unemployed	–	3K	167K	6.92M
Number Employed	–	81K	4.33M	162.18M
Number in Labor Force	–	84K	4.5M	169.09M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

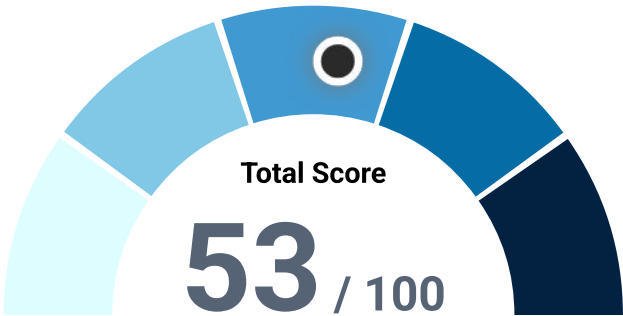


Quality of Life

Quality of Life Facts & Stats

	Stafford	Stafford County	Virginia	USA
Elevation (in feet)	–	169	981	–
Annual Rainfall (in inches)	–	44.7	43.85	–
Annual Snowfall (in inches)	–	18.05	19.86	–
Days of Full Sun (per year)	–	98	93	–
Travel Time to Work (in minutes)	–	36	27	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	–	38	2,466
Brownfield Sites	No	No	Yes	No

AARP Livability™ Index for 22554



A score over 50 is above average

Housing	
Affordability & Access	42
Neighborhood	
Access to Life, Work & Play	46
Transportation	
Safe & Convenient Options	47
Environment	
Clean Air & Water	68
Health	
Prevention, Access & Quality	33
Engagement	
Civic & Social Involvement	61
Opportunity	
Inclusion & Possibilities	71

Housing

Housing Facts & Stats

	Stafford	Stafford County	Virginia	USA
Median Estimated Home Value	\$560K	\$548K	\$468K	\$372K
Est. Home Value 12-Mo. Change	-0.8%	-0.1%	+2.2%	+0.1%
Median List Price	\$633K	\$610K	\$450K	–
List Price 1-Month Change	-1.2%	+1.7%	+0%	–
List Price 12-Month Change	+5.4%	0%	+0.2%	–
Median Home Age	29	30	41	44
Own	–	81%	67%	65%
Rent	–	20%	33%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$127.47M	\$7.57B	\$384.62B
% Change in permits (for all buildings)	–	-32%	+6%	+6%
% Change in \$ value (for all buildings)	–	-14%	+2%	+5%

Market Trends for Stafford, Virginia

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.22

↓ 9.04% MoM

Sold to List Price %

99.3%

↓ 0.8% MoM

Median Days in RPR

23

↑ 76.92% MoM

Median Sold Price

\$527,250

↓ 8.3% MoM

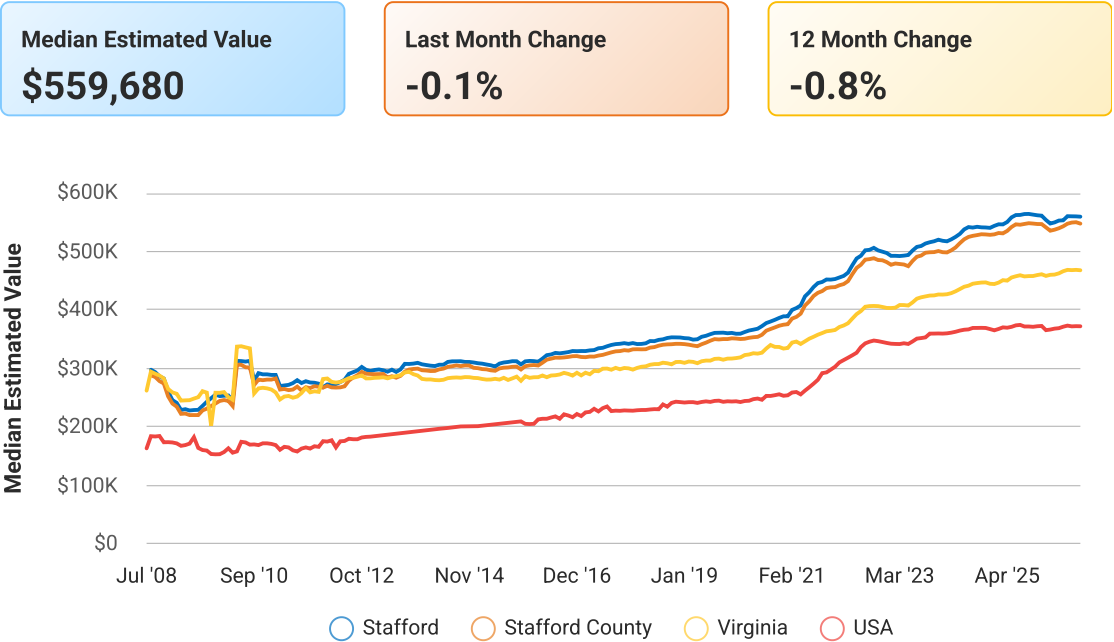
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



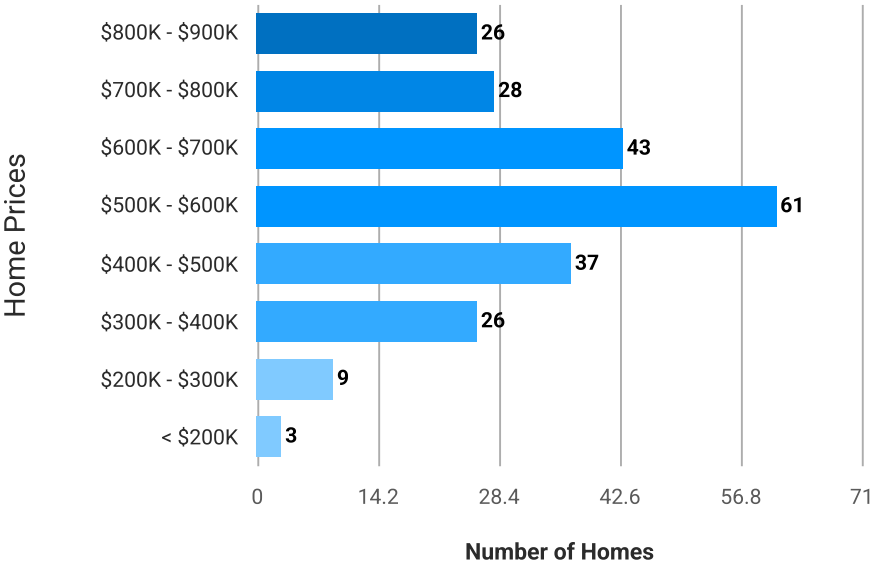
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

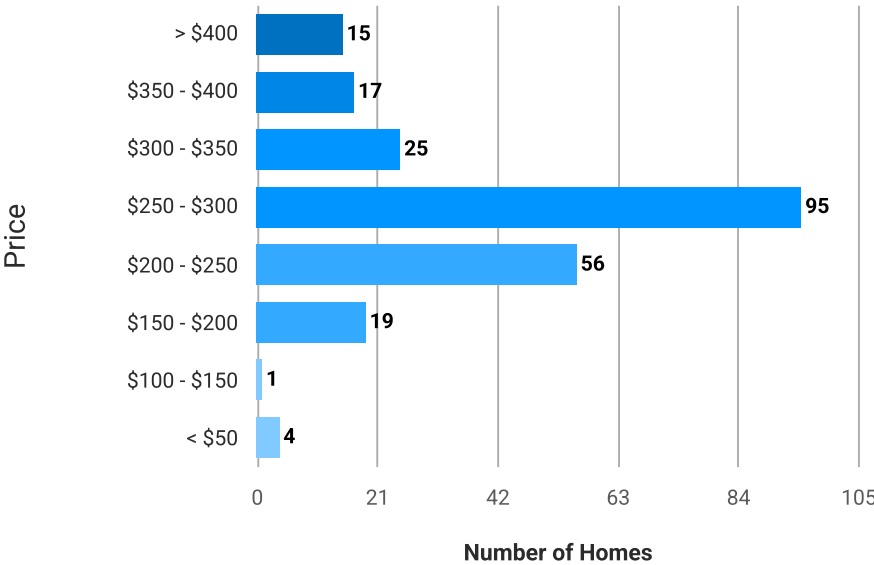


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

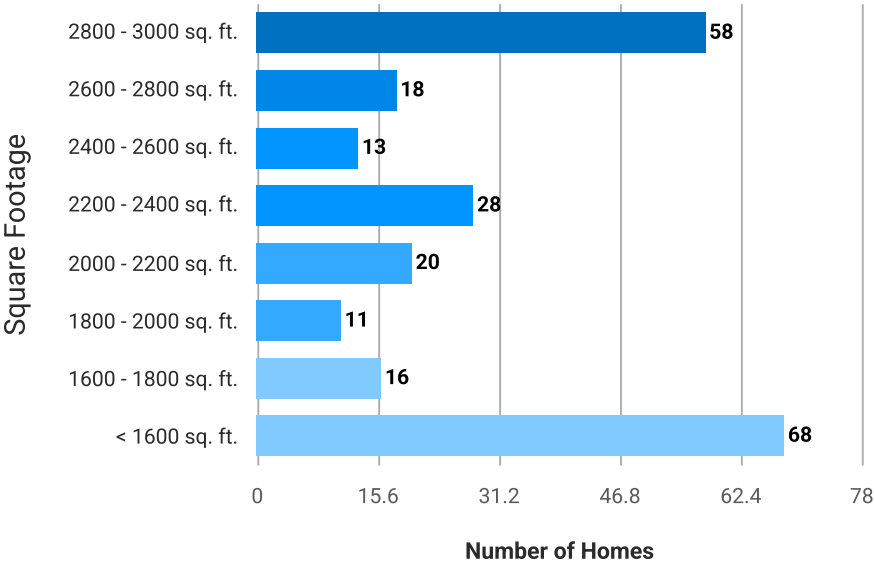


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

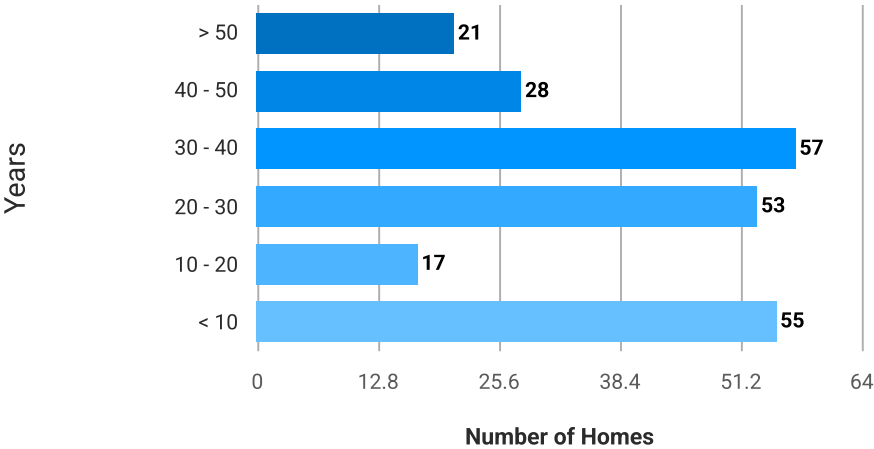


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

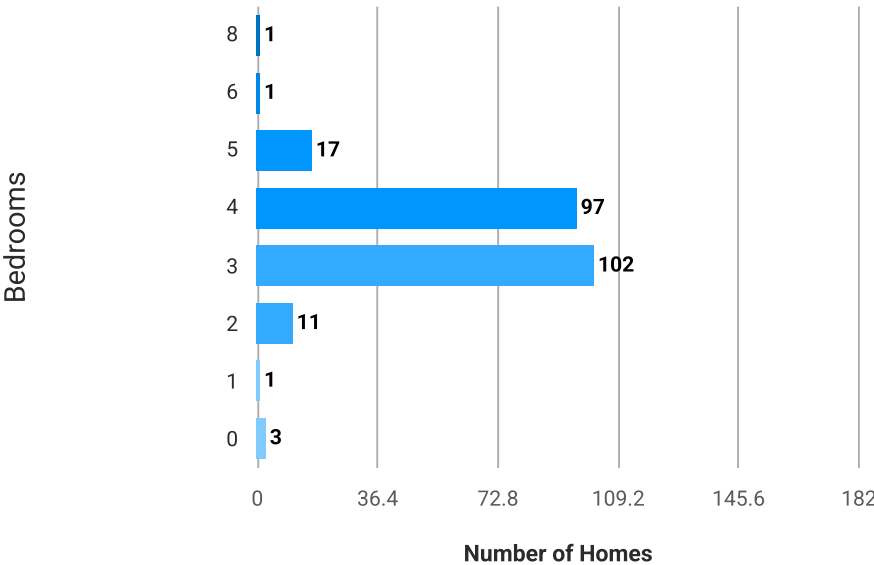


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



Nearby Neighborhoods

Cities near Stafford, Virginia

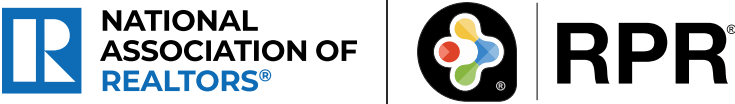
Stafford Courthouse, Virginia Median Estimate Home Value – Number of Homes – Total Population 5,839	Aquia Harbour, Virginia Median Estimate Home Value – Number of Homes – Total Population 7,481	Camp Barrett, Virginia Median Estimate Home Value – Number of Homes – Total Population 1,681
Boswell's Corner, Virginia Median Estimate Home Value – Number of Homes – Total Population 1,239	Quantico Base, Virginia Median Estimate Home Value – Number of Homes – Total Population 5,840	Southern Gateway, Virginia Median Estimate Home Value – Number of Homes – Total Population 2,771

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





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Coldwell Banker Mid-Atlantic Title knows what it takes to coordinate with the buyer, seller, sales associates and the mortgage company.

Bill Burkart

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