

MARKET ACTIVITY REPORT

*Housing Market Activity, Supply
Levels & Inventory Trends*

Adam Tabaka



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$547,790	\$550,190 -0.44%	\$547,630 +0.03%	\$548,490 -0.13%	\$528,160 +3.72%	\$498,000 +10%
Median Sold Price Last Updated: 9/30/2026	\$515,000	\$545,000 -5.5%	\$572,500 -10.04%	\$518,000 -0.58%	\$500,000 +3%	\$509,945 +0.99%
Median List Price Last Updated: 9/30/2026	\$609,900	\$599,900 +1.67%	\$624,200 -2.29%	\$610,000 -0.02%	\$582,400 +4.72%	\$550,000 +10.89%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

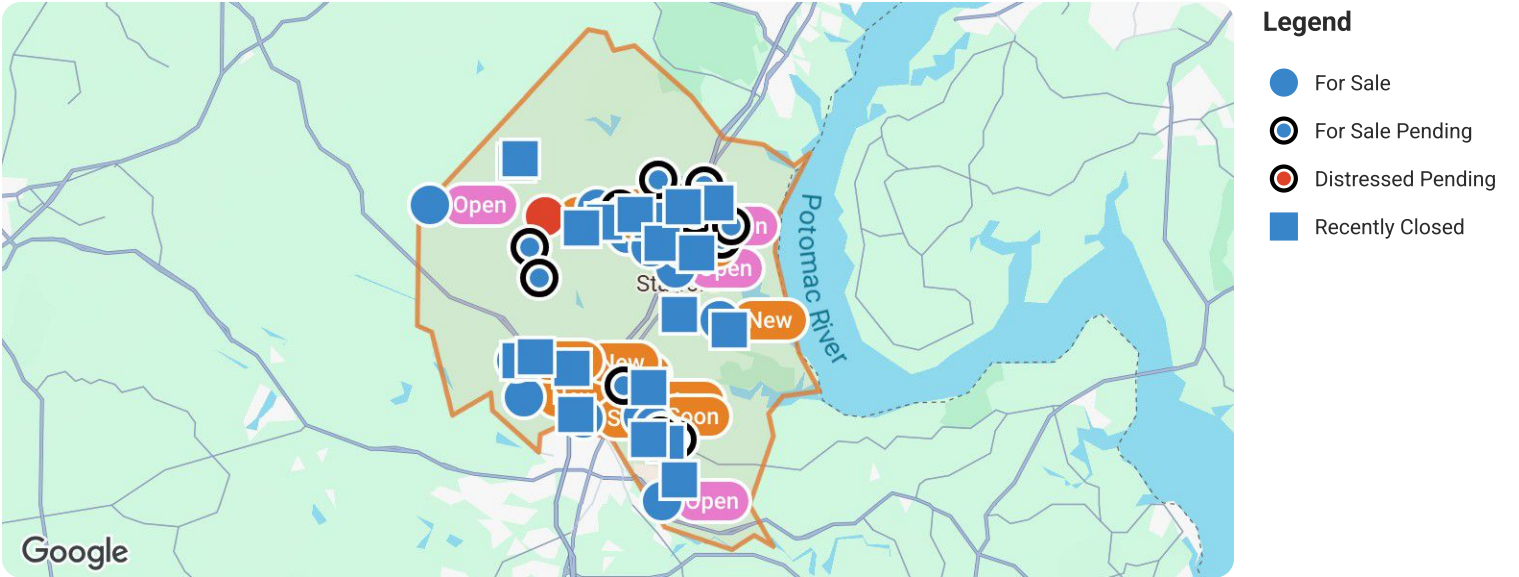
Market Activity

Market Activity Filters

- Sort Order: Date
- Maximum Properties Per Change Type: 20
- Change Types: New Listings, Price Change, Pending, Closed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last Week



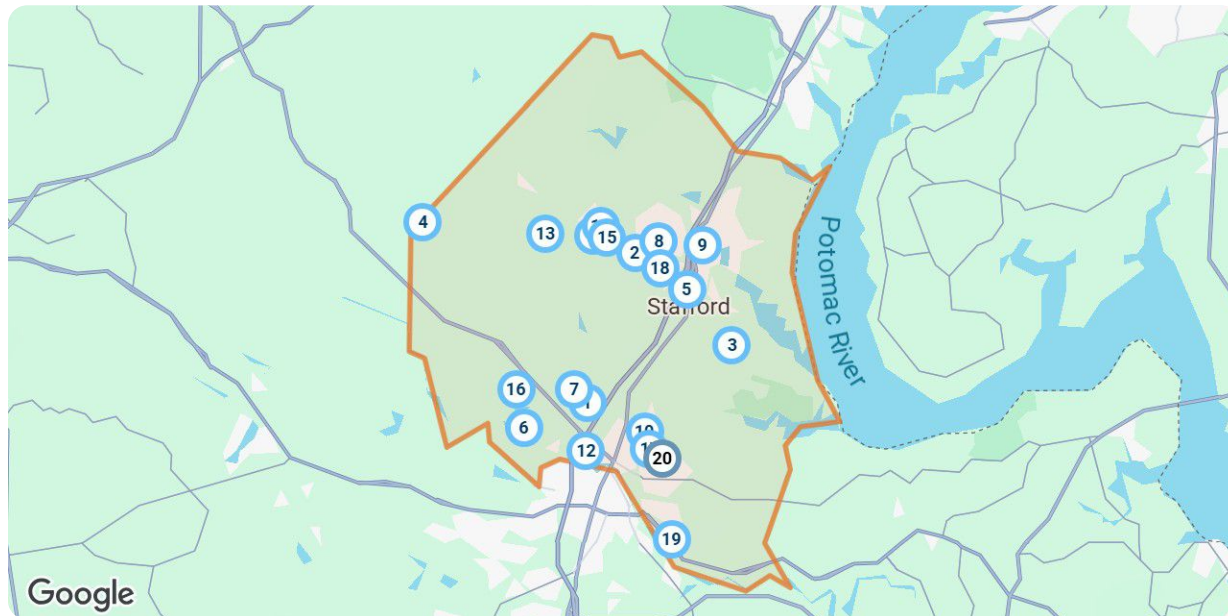
	New	Pending	Closed
Number of Properties	20	9	20
Lowest Listing Price / Est.Value	\$285,000	\$355,000	\$400,000
Median Listing Price / Est.Value	\$507,450	\$714,900	\$552,500
Highest Listing Price / Est.Value	\$959,000	\$999,900	\$925,000
Average Price / sqft	\$226	\$203	\$212
Median Price / sqft	\$221	\$193	\$194
Average Days in RPR	2	88	41
Median Days in RPR	1	46	24
Total Volume	\$10,966,100	\$5,889,500	\$11,799,522
Source	Listings	Listings	Public Records & Listings



Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 115 Chaps Ln Fredericksburg, VA 22405 MLS ID: VAST2054846 ● Active / For Sale <i>Listing Courtesy of Spring Hill Real Estate, LLC.</i>	Single Family	4/3	2,120	6,451 sqft	2009	10/18/2026 – days	\$550,000 \$259/sq ft
2	 207 Anderson Dr Fredericksburg, VA 22405 MLS ID: VAST2054498 ● Active / For Sale <i>Listing Courtesy of Long & Foster Real Estate, Inc.</i>	Single Family	3/2	2,393	0.42 acres	1969	10/17/2026 1 day	\$469,900 \$196/sq ft
3	 3 Bellamy Ln Fredericksburg, VA 22406 MLS ID: VAST2053322 ● Active / For Sale <i>Listing Courtesy of Realty One Group Key Properties</i>	Single Family	6/4	3,956	0.28 acres	1999	10/17/2026 1 day	\$658,500 \$166/sq ft
4	 933 Bellows Ave Fredericksburg, VA 22405 MLS ID: VAST2054780 ● Active / For Sale <i>Listing Courtesy of Long & Foster Real Estate, Inc.</i>	Condo/Townhouse/Apt.	3/2	1,200	2,813 sqft	1972	10/17/2026 1 day	\$285,000 \$238/sq ft
5	 101 Blueridge Ct Stafford, VA 22554 MLS ID: VAST2054712 ● Active / For Sale <i>Listing Courtesy of Long & Foster Real Estate, Inc.</i>	Condo/Townhouse/Apt.	3/3	1,890	3,484 sqft	1988	10/17/2026 1 day	\$425,000 \$225/sq ft



Stafford County, Virginia



New: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 107 Bridgewood Ct Stafford, VA 22554 MLS ID: VAST2054832 ● Active / For Sale <i>Listing Courtesy of 1st Choice Better Homes & Land, LC</i>	Condo/Townhouse/Apt.	3/3	1,422	1,912 sqft	1998	10/17/2026 1 day	\$380,000 \$267/sq ft
7	 51 Bryant Blvd Stafford, VA 22556 MLS ID: VAST2054338 ● Active Under Contract / For Sale <i>Listing Courtesy of CTI Real Estate</i>	Single Family	4/3	1,988	0.34 acres	1988	10/13/2026 5 days	\$440,000 \$221/sq ft
8	 78 Country Manor Dr Fredericksburg, VA 22406 MLS ID: VAST2054838 ● Active / For Sale <i>Listing Courtesy of Classic Realty LTD</i>	Single Family	6/4	3,680	8,820 sqft	2004	10/17/2026 1 day	\$569,900 \$155/sq ft
9	 1100 John Paul Jones Dr Stafford, VA 22554 MLS ID: VAST2054768 ● Active / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices PenFed Realty</i>	Single Family	4/3	2,275	0.55 acres	1975	10/17/2026 1 day	\$499,900 \$220/sq ft
10	 816 Northside Dr Fredericksburg, VA 22405 MLS ID: VAST2054714 ● Active / For Sale <i>Listing Courtesy of Keller Williams Capital Properties</i>	Single Family	3/4	2,170	0.33 acres	1991	10/17/2026 1 day	\$485,000 \$224/sq ft
11	 40 Rocky Way Dr Stafford, VA 22554 MLS ID: VAST2054770 ● Active / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices PenFed Realty</i>	Single Family	3/3	2,690	0.31 acres	1992	10/17/2026 1 day	\$515,000 \$191/sq ft
12	 17 Rose Hill Farm Dr Stafford, VA 22556 MLS ID: VAST2054784 ● Active / For Sale <i>Listing Courtesy of Samson Properties</i>	Single Family	4/3	2,276	1.87 acres	1999	10/17/2026 1 day	\$599,000 \$263/sq ft
13	 528 Apricot St Stafford, VA 22554 MLS ID: VAST2054716 ● Active / For Sale <i>Listing Courtesy of Samson Properties</i>	Single Family	4/4	3,841	8,555 sqft	2017	10/16/2026 2 days	\$685,000 \$178/sq ft
14	 1055 Aspen Rd Stafford, VA 22554 MLS ID: VAST2054744 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Elite</i>	Single Family	5/4	3,435	6,677 sqft	2021	10/16/2026 2 days	\$725,000 \$211/sq ft
15	 1015 Blackbeard Dr Stafford, VA 22554 MLS ID: VAST2054534 ● Active / For Sale <i>Listing Courtesy of Century 21 Redwood Realty</i>	Single Family	3/3	1,726	0.35 acres	1985	10/16/2026 2 days	\$475,000 \$275/sq ft

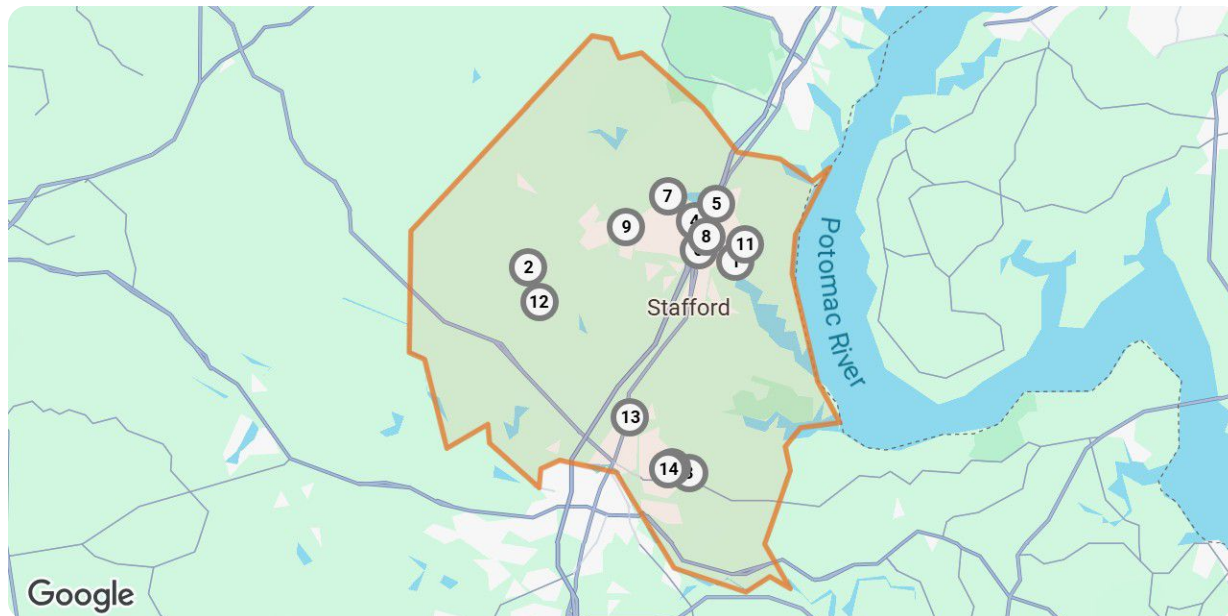


Stafford County, Virginia

New: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
16		8 Bonnie Lee Ct Stafford, VA 22556 MLS ID: VAST2054776 ● Active / For Sale	Single Family	4/3	3,034	0.46 acres	1998	10/16/2026 2 days \$575,000 \$190/sq ft
Listing Courtesy of Spring Hill Real Estate, LLC.								
17		79 Brooke Crest Ln Stafford, VA 22554 MLS ID: VAST2054556 ● Active / For Sale	Single Family	5/5	4,484	3.06 acres	2012	10/16/2026 2 days \$799,900 \$178/sq ft
Listing Courtesy of Samson Properties								
18		253 Chapel Green Rd Fredericksburg, VA 22405 MLS ID: VAST2054432 ● Active / For Sale	Single Family	3/2	1,225	3 acres	1958	10/16/2026 2 days \$425,000 \$347/sq ft
Listing Courtesy of Pathway Realty, Inc.								
19		270 Ferry Rd Fredericksburg, VA 22405 MLS ID: VAST2054788 ● Active / For Sale	Single Family	4/3	4,672	5 acres	1965	10/16/2026 2 days \$959,000 \$205/sq ft
Listing Courtesy of Century 21 Redwood Realty								
20		1025 Ficklen Rd Fredericksburg, VA 22405 MLS ID: VAST2054782 ● Active / For Sale	Single Family	4/2	1,479	0.43 acres	1961	10/16/2026 2 days \$445,000 \$301/sq ft
Listing Courtesy of Samson Properties								

Pending

Source: Listings



Legend

● Pending

Stafford County, Virginia



Pending: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 49 Dog Patch Ln Stafford, VA 22554 MLS ID: VAST2052834 Pending / For Sale <i>Listing Courtesy of Coldwell Banker Elite</i>	Single Family	4/3	4,020	1.4 acres 2004	8/16/2026	\$724,900 \$180/sq ft	10/16/2026 61 days
2	 2018 Farragut Dr Stafford, VA 22554 MLS ID: VAST2044334 Pending / For Sale <i>Listing Courtesy of CTI Real Estate</i>	Single Family	4/2	2,470	0.4 acres 1977	11/19/2025	\$355,000 \$144/sq ft	10/16/2026 331 days
3	 314 Crab Apple Dr Stafford, VA 22554 MLS ID: VAST2052416 Pending / For Sale <i>Listing Courtesy of EXP Realty, LLC</i>	Single Family	5/4	3,740	7,244 sqft 2021	9/11/2026	\$750,000 \$201/sq ft	10/15/2026 34 days
4	 420 Pear Blossom Rd Stafford, VA 22554 MLS ID: VAST2054544 Pending / For Sale <i>Listing Courtesy of Century 21 Redwood Realty</i>	Single Family	6/5	4,393	0.25 acres 2016	10/6/2026	\$849,900 \$193/sq ft	10/15/2026 9 days
5	 121 Marlborough Point Rd Stafford, VA 22554 MLS ID: VAST2046604 Pending / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices PenFed Realty</i>	Single Family	3/4	2,750	15.01 acres 2008	3/4/2026	\$999,900 \$364/sq ft	10/13/2026 223 days
6	 72 Vista Woods Rd Stafford, VA 22556 MLS ID: VAST2052154 Pending / For Sale <i>Listing Courtesy of Spring Hill Real Estate, LLC.</i>	Single Family	5/3	2,208	0.54 acres 1987	8/14/2026	\$479,000 \$217/sq ft	10/13/2026 60 days
7	 1 Bells Ridge Dr Stafford, VA 22554 MLS ID: VAST2053214 Pending / For Sale <i>Listing Courtesy of CENTURY 21 New Millennium</i>	Single Family	4/4	2,496	9,104 sqft 2002	8/27/2026	\$565,900 \$227/sq ft	10/12/2026 46 days
8	 18 Orchid Ln Stafford, VA 22554 MLS ID: VAST2052428 Pending / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices PenFed Realty</i>	Single Family	5/5	4,040	8,015 sqft 2018	9/18/2026	\$714,900 \$177/sq ft	10/12/2026 24 days
9	 34 Summerwood Dr Stafford, VA 22554 MLS ID: VAST2054632 Pending / For Sale <i>Listing Courtesy of EXP Realty, LLC</i>	Single Family	6/4	3,695	10,197 sqft 2001	10/10/2026	\$450,000 \$122/sq ft	10/12/2026 2 days



Closed

Source: Public Records and Listings



Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
1		31 Apache Ln Stafford, VA 22556 MLS ID: VAST2053662	Single Family	4/3	2,500	3 acres 1988	10/16/2026 11 days	\$634,375 \$254/sq ft	↑ 1.5%
		Closed / For Sale							
		Courtesy of Berkshire Hathaway HomeServices PenFed Realty							
2		1015 Bailey Ct Stafford, VA 22556 MLS ID: VAST2053086	Single Family	3/2	2,010	1.23 acres 1978	10/16/2026 10 days	\$540,647 \$269/sq ft	↑ 3%
		Closed / For Sale							
		Courtesy of Pearson Smith Realty, LLC							
3		34 Bryant Blvd Stafford, VA 22556 MLS ID: VAST2054010	Single Family	4/2	1,736	0.33 acres 1988	10/16/2026 9 days	\$451,500 \$260/sq ft	↑ 0.33%
		Closed / For Sale							
		Courtesy of Berkshire Hathaway HomeServices PenFed Realty							
4		6 Craftsman Ct Stafford, VA 22554 MLS ID: VAST2053374	Single Family	3/2	1,715	0.3 acres 1985	10/16/2026 26 days	\$480,000 \$280/sq ft	—
		Closed / For Sale							
		Courtesy of Samson Properties							
5		148 Gardenia Dr Stafford, VA 22554 MLS ID: VAST2051950	Single Family	4/4	3,375	5,915 sqft 2017	10/16/2026 60 days	\$675,000 \$200/sq ft	—
		Closed / For Sale							
		Courtesy of Pearson Smith Realty LLC							

Stafford County, Virginia

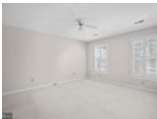


Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
6		124 Regents Ln Stafford, VA 22554 MLS ID: VAST2051930 Closed / For Sale	Single Family	5/4	3,396	8,712 sqft 2018	10/16/2026 55 days	\$645,000 \$190/sq ft	—
Courtesy of Long & Foster Real Estate, Inc.									
7		220 Tanglewood Ln Stafford, VA 22554 MLS ID: VAST2050284 Closed / For Sale	Single Family	3/3	1,980	0.44 acres 1984	10/16/2026 22 days	\$466,000 \$235/sq ft	↑ 1.08%
Courtesy of Samson Properties									
8		103 Woodstream Cir, #1274 Stafford, VA 22556 MLS ID: VAST2053840 Closed / For Sale	Condo/Townhouse/Apt.	3/4	2,280	— 2014	10/16/2026 28 days	\$400,000 \$175/sq ft	↓ 4.76%
Courtesy of Berkshire Hathaway HomeServices PenFed Realty									
9		308 Bridgewater Cir Fredericksburg, VA 22406 MLS ID: VAST2052124 Closed / For Sale	Single Family	3/3	2,504	6,534 sqft 2003	10/15/2026 2 days	\$465,000 \$186/sq ft	—
Courtesy of RE/MAX Allegiance									
10		1000 Columbus Dr Stafford, VA 22554 MLS ID: VAST2052764 Closed / For Sale	Single Family	3/2	1,496	0.48 acres 1986	10/15/2026 2 days	\$474,000 \$317/sq ft	↑ 0.05%
Courtesy of Home Dream Realty									
11		102 Elmsley Ln Stafford, VA 22554 MLS ID: VAST2052310 Closed / For Sale	Single Family	4/5	4,536	10,018 sqft 2022	10/15/2026 27 days	\$850,000 \$187/sq ft	↓ 2.86%
Courtesy of Coldwell Banker Elite									
12		65 Equestrian Dr Stafford, VA 22556 MLS ID: VAST2051498 Closed / For Sale	Single Family	5/5	6,780	3.05 acres 2006	10/15/2026 71 days	\$925,000 \$136/sq ft	↓ 1.6%
Courtesy of Century 21 Redwood Realty									
13		121 Grisham Rd Stafford, VA 22554 MLS ID: VAST2052962 Closed / For Sale	Single Family	5/4	4,257	0.25 acres 2023	10/15/2026 22 days	\$814,000 \$191/sq ft	↓ 0.72%
Courtesy of Take 2 Real Estate LLC									
14		28 Norfolk St Fredericksburg, VA 22406 MLS ID: VAST2053116 Closed / For Sale	Single Family	5/4	4,076	0.84 acres 1999	10/15/2026 26 days	\$650,000 \$159/sq ft	↓ 2.97%
Courtesy of Samson Properties									
15		7 Payton Ct Fredericksburg, VA 22405 MLS ID: VAST2054172 Closed / For Sale	Single Family	4/3	2,362	0.33 acres 1997	10/15/2026 4 days	\$440,000 \$186/sq ft	↑ 1.15%
Courtesy of Virginia Real Estate									



Stafford County, Virginia



Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
16	 48 Wood Rd Stafford, VA 22554 MLS ID: VAST2053756 Closed / For Sale <i>Courtesy of Real Broker, LLC</i>	Single Family	5/3	2,016	5.01 acres 1973	10/15/2026 2 days	\$545,000 \$270/sq ft	↓ 0.91%
17	 149 Choptank Rd Stafford, VA 22556 MLS ID: VAST2052304 Closed / For Sale <i>Courtesy of Wind Chime Properties, LLC</i>	Single Family	4/2	1,862	0.34 acres 1977	10/14/2026 40 days	\$435,000 \$234/sq ft	↑ 2.35%
18	 200 Kent Ave Fredericksburg, VA 22405 MLS ID: VAST2043740 Closed / For Sale <i>Courtesy of Coldwell Banker Elite</i>	Single Family	5/4	4,104	0.45 acres 1996	10/14/2026 268 days	\$709,000 \$173/sq ft	↓ 1.39%
19	 9 Kinser Way Stafford, VA 22556 MLS ID: VAST2049156 Closed / For Sale <i>Courtesy of Redfin Corporation</i>	Single Family	5/4	4,656	8,725 sqft 2001	10/14/2026 117 days	\$640,000 \$137/sq ft	↓ 1.52%
20	 380 Wood Landing Rd Fredericksburg, VA 22405 MLS ID: VAST2049298 Closed / For Sale <i>Courtesy of Berkshire Hathaway HomeServices PenFed Realty</i>	Single Family	4/4	2,832	0.55 acres 2009	10/14/2026 18 days	\$560,000 \$198/sq ft	—

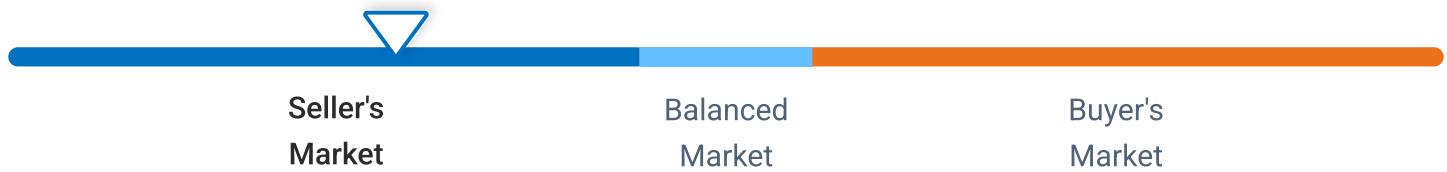


Market Trends

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Key Details

3.24

↓ 8.47% MoM

99.5%

↓ 0.31% MoM

22

↑ 15.79% MoM

\$515,000

↓ 5.5% 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.

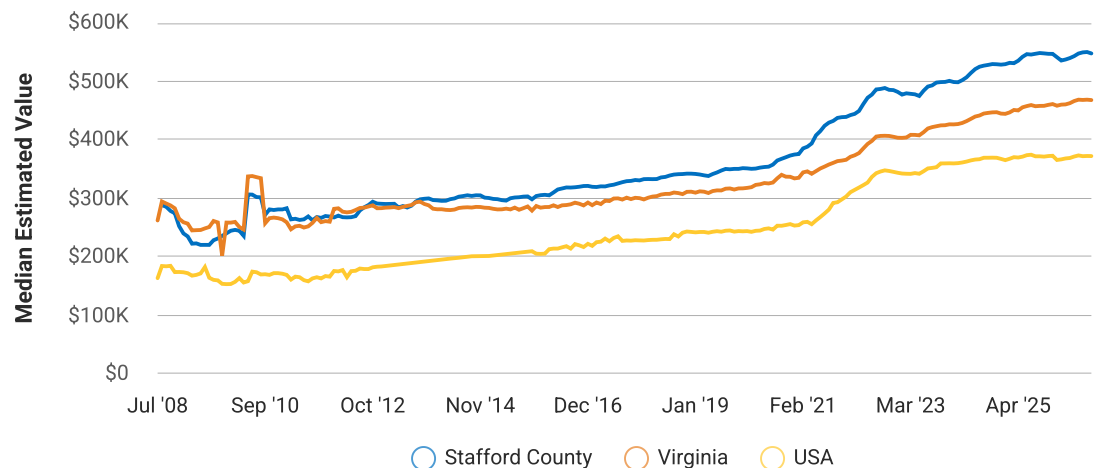
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

\$547,790

-0.4%

-0.1%



Stafford County, Virginia

September 2026 Active Listings

Stafford County, Virginia

Single Family + Condo/Townhouse/Apt.

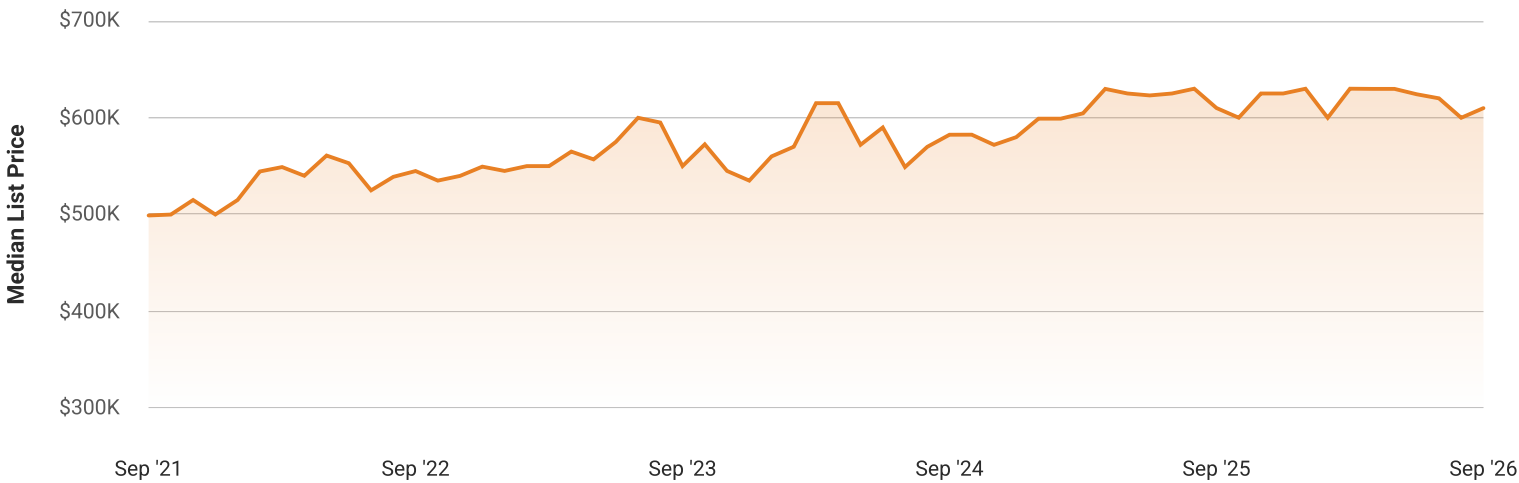
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$609,900

↑ 1.7% Month over Month



September 2026 Sold Listings

Stafford County, Virginia

Single Family + Condo/Townhouse/Apt.

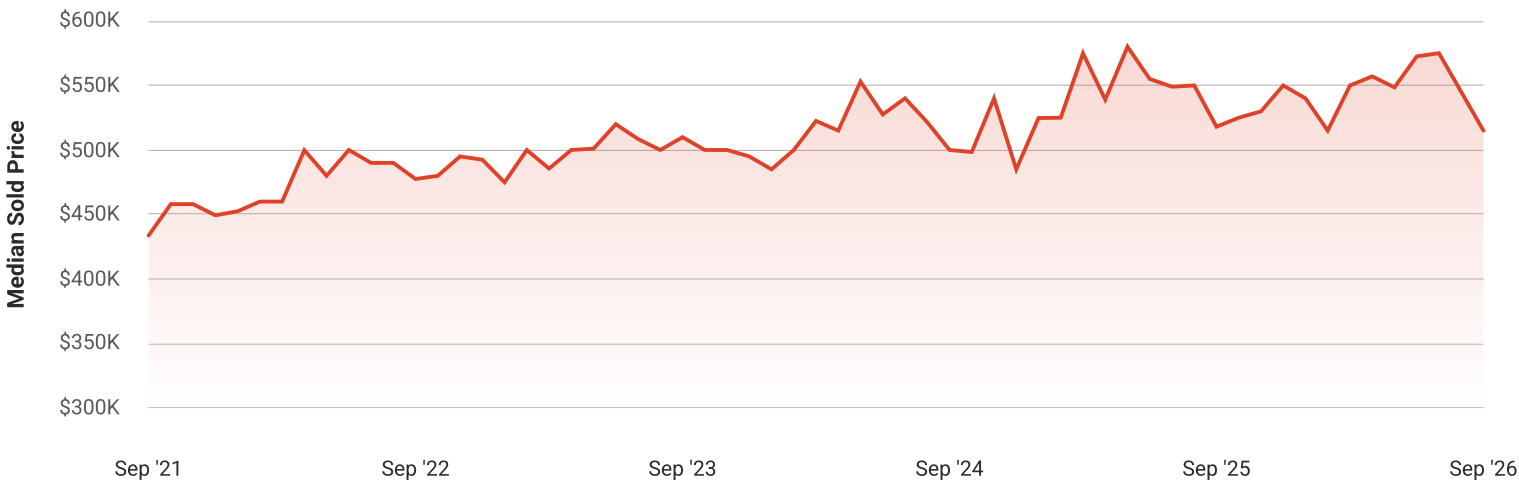
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$515,000

 5.5% Month over Month



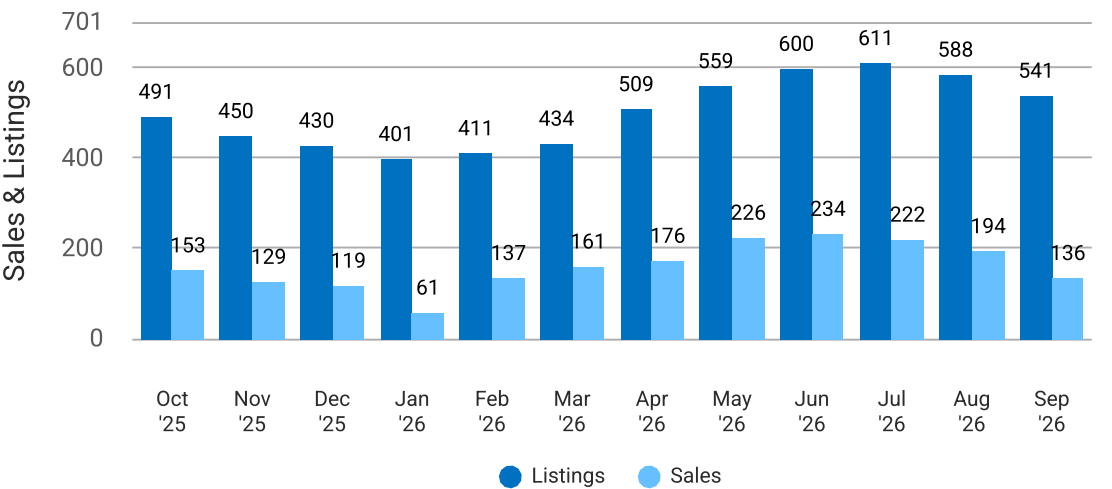
Total Sales and Active Listings in Stafford County, Virginia

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Stafford County, Virginia

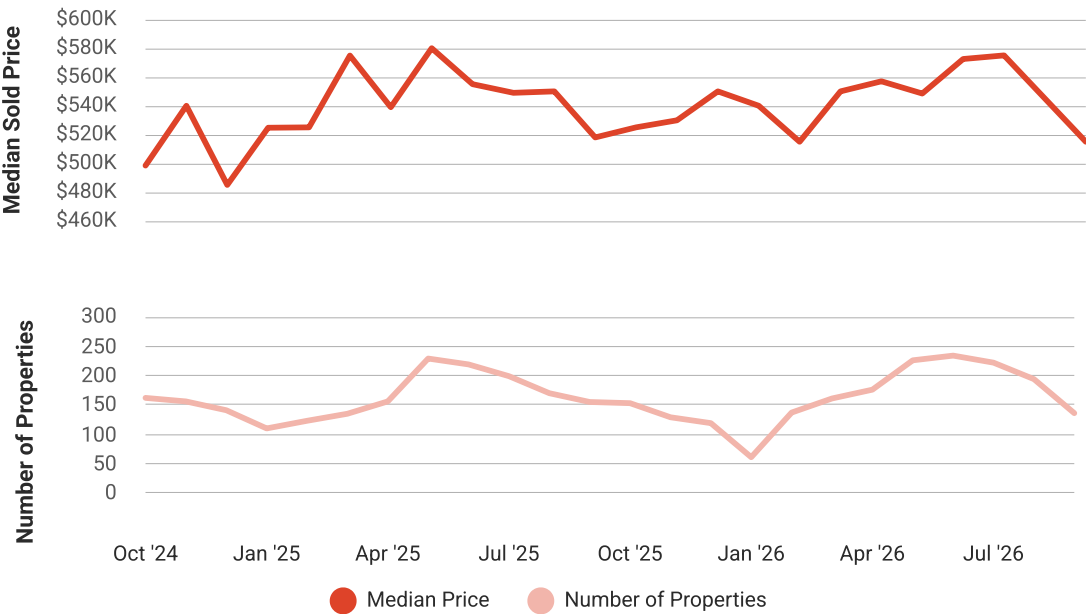
Median Sold Price vs Sold Listings in Stafford County, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



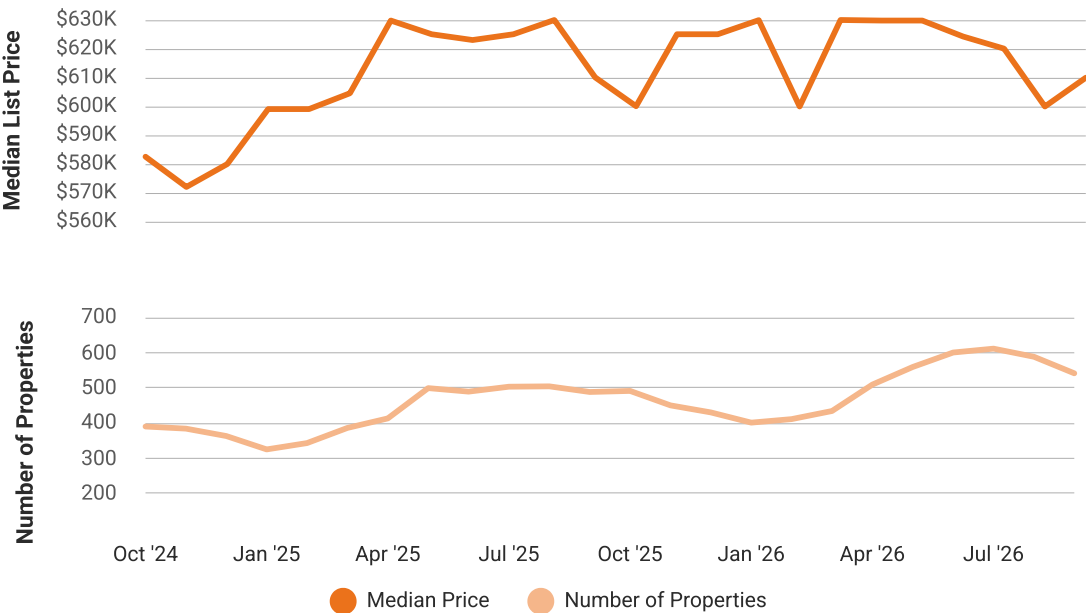
Median List Price vs Active Listings in Stafford County, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





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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Bill Burkart

Settlement Agent

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