

# February 2021 Housing Report

## Area Overview

	Compared to Feb. 2020
Median Home Price	
<b>\$349,950</b>	<b>↑ 11%</b>
Units Sold	
<b>487</b>	<b>↑ 14%</b>
Total Sold \$ Volume	
<b>\$181,430,380</b>	<b>↑ 26%</b>
Months of Inventory	
<b>0.51</b>	<b>↓ 73%</b>
Days on Market	
<b>16</b>	<b>↓ 71%</b>

## Local Breakdown

City / County			
Median Home Price	Compared to Feb. '20	Units Sold	Compared to Feb. '20
Caroline County			
<b>\$249,900</b>	<b>+19%</b>	<b>39</b>	<b>+44%</b>
City of Fredericksburg			
<b>\$333,000</b>	<b>-.6%</b>	<b>25</b>	<b>+39%</b>
King George County			
<b>\$335,250</b>	<b>-1.4%</b>	<b>20</b>	<b>-20%</b>
Orange County			
<b>\$317,450</b>	<b>+11%</b>	<b>44</b>	<b>+13%</b>
Spotsylvania County			
<b>\$344,375</b>	<b>+15%</b>	<b>176</b>	<b>+4%</b>
Stafford County			
<b>\$400,000</b>	<b>+11%</b>	<b>183</b>	<b>+20%</b>
Town of Colonial Beach			
<b>\$266,750</b>	<b>+33%</b>	<b>16</b>	<b>-6%</b>

## Inventory Comparison with February 2020

Active Listings	New Listings	New Pendings
<b>↓ 68%</b>	<b>↓ 23%</b>	<b>↓ 9%</b>

*This analysis of the Fredericksburg, Virginia area housing market has been prepared by the Fredericksburg Area Association of REALTORS® based on data provided by Bright MLS.*



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