



FREDERICKSBURG REGIONAL HOUSING STUDY

A PROFILE OF DEMOGRAPHIC, ECONOMIC,
AND HOUSING MARKET CONDITIONS

Prepared by the Fredericksburg Area Association of Realtors®



POPULATION HIGHLIGHTS

Population Increase from 2007 → 2015

▲ 25%

CITY OF
FREDERICKSBURG

▲ 11.4%

CAROLINE
COUNTY

▲ 15.3%

KING GEORGE
COUNTY

▲ 8.8%

SPOTSYLVANIA
COUNTY

▲ 15.7%

STAFFORD
COUNTY

Population

27,500

29,349

24,933

127,691

137,145

Median Income

\$51,762

\$59,227

\$81,688

\$78,125

\$97,144

OWNERS VS. RENTERS

City of Fredericksburg

Median Income of Owners

\$97,383

Median Income of Renters

\$39,347

Spotsylvania County

Median Income of Owners

\$90,872

Median Income of Renters

\$50,869

King George County

Median Income of Owners

\$93,157

Median Income of Renters

\$56,637

Caroline County

Median Income of Owners

\$66,728

Median Income of Renters

\$43,594

Stafford County

Median Income of Owners

\$113,224

Median Income of Renters

\$55,679

DEMOGRAPHIC HIGHLIGHTS

2015 Homeownership Rate

34.5%

CITY OF
FREDERICKSBURG

81%

CAROLINE
COUNTY

73%

KING GEORGE
COUNTY

76%

SPOTSYLVANIA
COUNTY

77%

STAFFORD
COUNTY

of Households

10,080

CITY OF
FREDERICKSBURG

10,790

CAROLINE
COUNTY

8,379

KING GEORGE
COUNTY

42,823

SPOTSYLVANIA
COUNTY

43,405

STAFFORD
COUNTY

% of Family Households

56%

CITY OF
FREDERICKSBURG

74%

CAROLINE
COUNTY

76%

KING GEORGE
COUNTY

78%

SPOTSYLVANIA
COUNTY

82%

STAFFORD
COUNTY

HOUSING COST BURDEN

Definition of cost-burdened: spending more than 30% of income on housing expenses

City of
Fredericksburg

Caroline
County

King George
County

Spotsylvania
County

Stafford
County

Renters

51%

48%

36%

52%

55%

Owners

21%

22%

23%

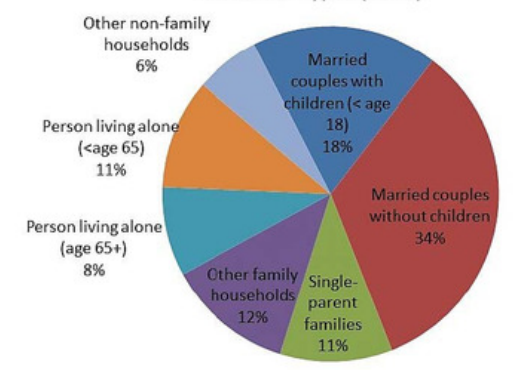
25%

22%



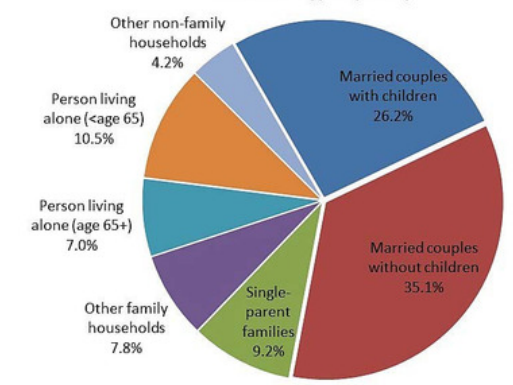
HOUSEHOLD TYPES

Figure 2. Caroline County Household Types (2015)



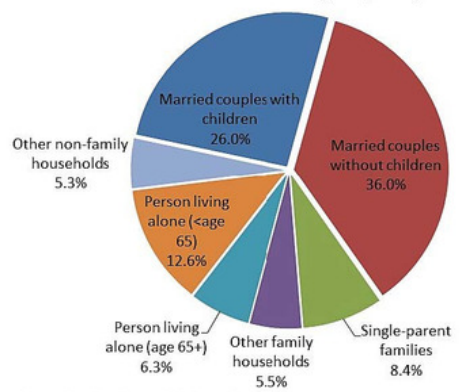
Source: US Census Bureau, American Community Survey 5-year file

Figure 2. Spotsylvania County Household Types (2015)



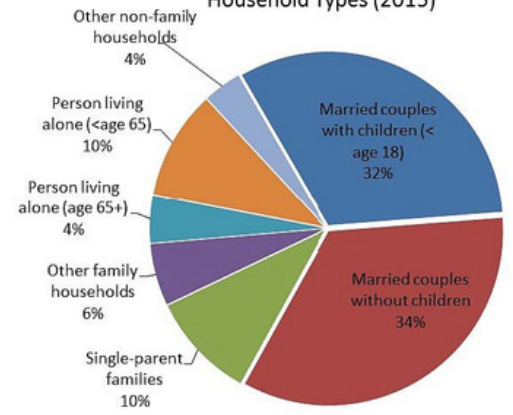
Source: US Census Bureau, American Community Survey 5-year file

Figure 2. King George County Household Types (2015)



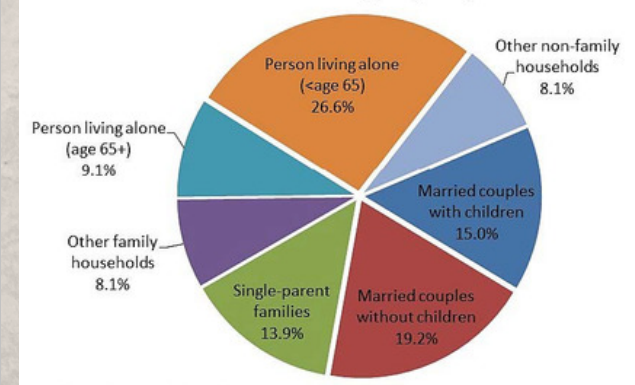
Source: US Census Bureau, American Community Survey 5-year file

Figure 2. Stafford County Household Types (2015)



Source: US Census Bureau, American Community Survey 5-year file

Figure 2. City of Fredericksburg Household Types (2015)



Source: US Census Bureau, American Community Survey 5-

ECONOMIC HIGHLIGHTS

2015 # of Local Jobs

24,000

CITY OF
FREDERICKSBURG

5,600

CAROLINE
COUNTY

9,855

KING GEORGE
COUNTY

34,300

SPOTSYLVANIA
COUNTY

41,400

STAFFORD
COUNTY

% of out-commuters

61%

72%

54%

62%

64%

% of Resident Workforce

39%

28%

45%

38%

34%

HOUSING STOCK HIGHLIGHTS

2015 # of Housing Units

11,252

CITY OF
FREDERICKSBURG

11,927

CAROLINE
COUNTY

9,706

KING GEORGE
COUNTY

45,979

SPOTSYLVANIA
COUNTY

45,759

STAFFORD
COUNTY

Increase from 2007

▲ 17.6%

▲ 9.3%

▲ 11.3%

▲ 5.9%

▲ 4%

% of Single Family Homes

55%

84%

88%

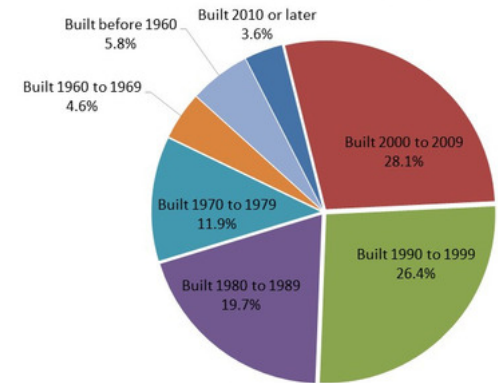
86%

89%

AGE OF HOUSING

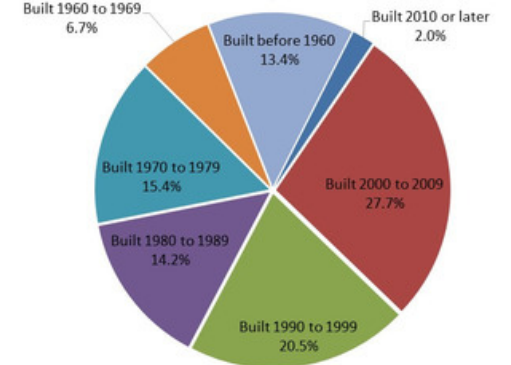


Figure 8. Caroline County
Year Housing Unit Built (2015)



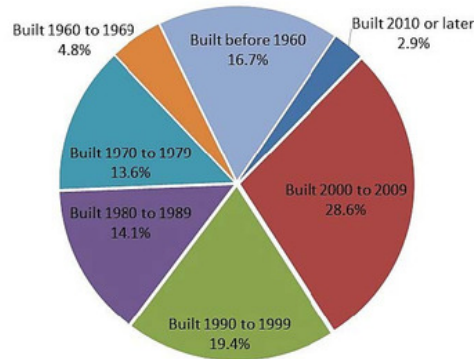
Source: US Census Bureau, American Community Survey 5-year file

Figure 8. City of Fredericksburg
Year Housing Unit Built (2015)



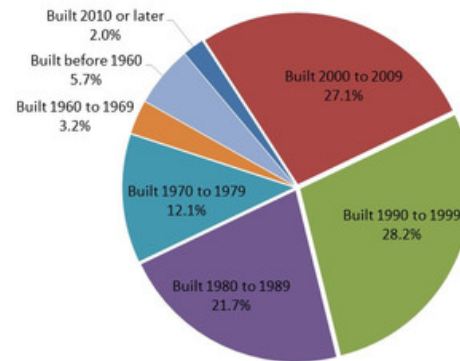
Source: US Census Bureau, American Community Survey 5-year file

Figure 8. Stafford County
Year Housing Unit Built (2015)



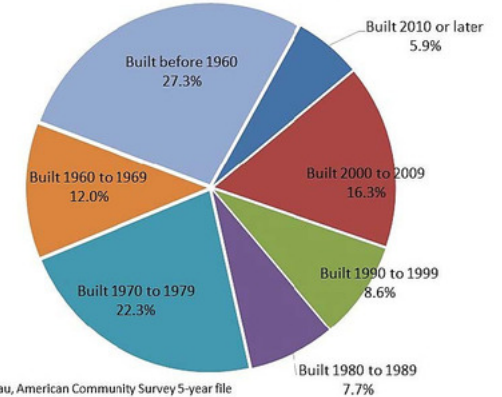
Source: US Census Bureau, American Community Survey 5-year file

Figure 8. Spotsylvania County
Year Housing Unit Built (2015)



Source: US Census Bureau, American Community Survey 5-year file

Figure 8. King George County
Year Housing Unit Built (2015)



Source: US Census Bureau, American Community Survey 5-year file

HOUSING PROJECTIONS

of Housing Units Needed to Accommodate Projected Growth in the Next 15 Years

2,032

3,236

4,358

14,445

12,702

City of
Fredericksburg

Caroline
County

King George
County

Spotsylvania
County

Stafford
County





THE END
**THANK YOU
FOR LISTENING!**

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