

# January 2022 Housing Report

## Area Overview

	Compared to Jan. 2021
Median Home Price	
<b>\$396,000</b>	<b>↑ 14%</b>
Units Sold	
<b>468</b>	<b>↓ 4%</b>
Total Sold \$ Volume	
<b>\$202,598,024</b>	<b>↑ 10%</b>
Months of Inventory	
<b>0.63</b>	<b>↑ 11%</b>
Days on Market	
<b>26</b>	<b>↑ 30%</b>

## Local Breakdown

City / County			
Median Home Price	Compared to Jan. '21	Units Sold	Compared to Jan. '21
Caroline County			
<b>\$292,450</b>	<b>+17%</b>	<b>32</b>	<b>-27%</b>
City of Fredericksburg			
<b>\$401,500</b>	<b>+7%</b>	<b>26</b>	<b>-40%</b>
King George County			
<b>\$389,900</b>	<b>+12%</b>	<b>22</b>	<b>-24%</b>
Orange County			
<b>\$350,000</b>	<b>+11%</b>	<b>63</b>	<b>+20%</b>
Spotsylvania County			
<b>\$385,000</b>	<b>+20%</b>	<b>152</b>	<b>-3%</b>
Stafford County			
<b>\$440,000</b>	<b>+10%</b>	<b>173</b>	<b>+9%</b>
Town of Colonial Beach			
<b>\$259,950</b>	<b>+9%</b>	<b>22</b>	<b>+38%</b>

## Inventory Comparison with Jan. 2021

Active Listings	New Listings	New Pendings
<b>↑ 22%</b>	<b>↓ 23%</b>	<b>↓ 20%</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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