

# October 2022 FAAR Housing Report

## Area Overview

	Compared to October '21
Median Home Price	
<b>\$425,000</b>	<b>↑ 11%</b>
Units Sold	
<b>506</b>	<b>↓ 31%</b>
Total Sold \$ Volume	
<b>\$240,195,679</b>	<b>↓ 21%</b>
Months of Inventory	
<b>1.55</b>	<b>↑ 52%</b>
Days on Market	
<b>26</b>	<b>↑ 44%</b>

## Local Breakdown

City / County			
Median Home Price	Compared to Oct. '21	Units Sold	Compared to Oct. '21
Caroline County			
<b>\$309,000</b>	<b>+5%</b>	<b>41</b>	<b>-18%</b>
City of Fredericksburg			
<b>\$435,000</b>	<b>+5%</b>	<b>20</b>	<b>-35%</b>
King George County			
<b>\$418,750</b>	<b>+16%</b>	<b>29</b>	<b>-17%</b>
Orange County			
<b>\$382,500</b>	<b>+10%</b>	<b>44</b>	<b>-51%</b>
Spotsylvania County			
<b>\$400,000</b>	<b>+10%</b>	<b>178</b>	<b>-25%</b>
Stafford County			
<b>\$480,000</b>	<b>+6%</b>	<b>194</b>	<b>-33%</b>
Town of Colonial Beach			
<b>\$286,250</b>	<b>+5%</b>	<b>14</b>	<b>-44%</b>

## Inventory Comparison with October 2021

Active Listings	New Listings	New Pendings
<b>↑ 29%</b>	<b>↓ 20%</b>	<b>↓ 39%</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.



# FAAR

FREDERICKSBURG AREA ASSOCIATION OF REALTORS®