

January 2024 FAAR Housing Report

Area Overview

	Compared to Jan. '23
Median Home Price	
\$432,000	↑ 3%
Units Sold	
324	↑ 7%
Total Sold \$ Volume	
\$152,996,710	↑ 7%
Months of Inventory	
1.37	↑ 13%
Days on Market	
39	↑ 3%

Local Breakdown

City / County			
Median Home Price	Compared to Jan. '23	Units Sold	Compared to Jan. '23
Caroline County			
\$350,000	-11%	25	+56%
City of Fredericksburg			
\$445,000	+12%	13	-28%
King George County			
\$425,000	+6%	21	-17%
Orange County			
\$372,450	-2%	50	+35%
Spotsylvania County			
\$425,000	+2%	105	-7%
Stafford County			
\$485,000	+4%	110	+9%
Town of Colonial Beach			
\$357,500	+27%	14	+75%

Inventory Comparison with January 2023

Active Listings	New Listings	New Pendings
↓ 12%	↓ 2%	↓ 17%

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

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