

# February 2024 FAAR Housing Report

## Area Overview

	Compared to Feb. '23
Median Home Price	
<b>\$435,000</b>	<b>↑ 4%</b>
Units Sold	
<b>335</b>	<b>↓ 6%</b>
Total Sold \$ Volume	
<b>\$157,025,245</b>	<b>↓ 1%</b>
Months of Inventory	
<b>1.43</b>	<b>↑ 29%</b>
Days on Market	
<b>36</b>	<b>↓ 10%</b>

## Local Breakdown

City / County			
Median Home Price	Compared to Feb. '23	Units Sold	Compared to Feb. '23
Caroline County			
<b>\$350,000</b>	<b>+3%</b>	<b>35</b>	<b>-13%</b>
City of Fredericksburg			
<b>\$432,500</b>	<b>-5%</b>	<b>14</b>	<b>+17%</b>
King George County			
<b>\$499,950</b>	<b>+11%</b>	<b>24</b>	<b>+20%</b>
Orange County			
<b>\$358,725</b>	<b>-3%</b>	<b>40</b>	<b>-11%</b>
Spotsylvania County			
<b>\$435,000</b>	<b>+9%</b>	<b>103</b>	<b>-10%</b>
Stafford County			
<b>\$500,000</b>	<b>+1%</b>	<b>118</b>	<b>-7%</b>
Town of Colonial Beach			
<b>\$299,900</b>	<b>-3%</b>	<b>11</b>	<b>-35%</b>

## Inventory Comparison with February 2023

Active Listings	New Listings	New Pendings
<b>↑ 2%</b>	<b>↑ 32%</b>	<b>↑ 8%</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®