

# January 2025 FAAR Housing Report

## Area Overview

	Compared to Jan. '24
Median Home Price	
<b>\$462,000</b>	<b>↑ 7%</b>
Units Sold	
<b>319</b>	<b>↓ 2%</b>
Total Sold \$ Volume	
<b>\$167,122,182</b>	<b>↑ 9%</b>
Months of Inventory	
<b>1.71</b>	<b>↑ 25%</b>
Days on Market	
<b>38</b>	<b>↓ 3%</b>

## Local Breakdown

City / County			
Median Home Price	Compared to Jan. '24	Units Sold	Compared to Jan. '24
Caroline County			
<b>\$379,900</b>	<b>+9%</b>	<b>27</b>	<b>+8%</b>
City of Fredericksburg			
<b>\$510,000</b>	<b>+15%</b>	<b>13</b>	<b>0%</b>
King George County			
<b>\$520,000</b>	<b>+22%</b>	<b>21</b>	<b>0%</b>
Orange County			
<b>\$399,999</b>	<b>+7%</b>	<b>43</b>	<b>-14%</b>
Spotsylvania County			
<b>\$438,530</b>	<b>+3%</b>	<b>114</b>	<b>+9%</b>
Stafford County			
<b>\$529,000</b>	<b>+9%</b>	<b>101</b>	<b>-8%</b>
Town of Colonial Beach			
<b>\$362,500</b>	<b>+1%</b>	<b>10</b>	<b>-29%</b>

## Inventory Comparison with January 2024

Active Listings	New Listings	New Pendings
<b>↑ 26%</b>	<b>↓ 9%</b>	<b>↓ 5%</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®