

February 2025 FAAR Housing Report

Area Overview

	Compared to Feb. '24
Median Home Price	
\$460,000	↑ 6%
Units Sold	
305	↓ 9%
Total Sold \$ Volume	
\$152,273,962	↓ 3%
Months of Inventory	
1.71	↑ 19%
Days on Market	
44	↑ 22%

Local Breakdown

City / County			
Median Home Price	Compared to Feb. '24	Units Sold	Compared to Feb. '24
Caroline County			
\$389,900	+11%	29	-17%
City of Fredericksburg			
\$477,000	+10%	17	+21%
King George County			
\$510,000	+2%	17	-29%
Orange County			
\$447,000	+25%	42	+5%
Spotsylvania County			
\$455,000	+5%	81	-21%
Stafford County			
\$525,000	+5%	119	+1%
Town of Colonial Beach			
\$312,000	+4%	9	-18%

Inventory Comparison with February 2024

Active Listings	New Listings	New Pendings
↑ 21%	↓ 12%	↓ 9%

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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