



FREDERICKSBURG AREA ASSOCIATION OF REALTORS®

# 2025 ANNUAL HOUSING REPORT

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.

## AREA OVERVIEW WITH YEAR-OVER-YEAR CHANGE

**TOTAL SOLD VOLUME: \$2,885,227,515 (+2%)**

HOMES SOLD

**5,531**

-1%

MEDIAN PRICE

**\$472,500**

+3%

ACTIVE LISTINGS

**1,139**

+43%

DAYS ON MARKET

**33**

+18%

MONTHS OF INVENTORY

**2.48**

+45%

AVG LIST PRICE

**\$522,213**

+4%

## LOCALITIES

MEDIAN HOME PRICE

YEAR-OVER-YEAR CHANGE

HOMES SOLD

YEAR-OVER-YEAR CHANGE

CAROLINE COUNTY

\$371,000

+1%

444

-7%

CITY OF FREDERICKSBURG

\$490,000

+10%

267

-3%

KING GEORGE COUNTY

\$490,000

+5%

301

-18%

ORANGE COUNTY

\$414,589

0%

757

+11%

SPOTSYLVANIA COUNTY

\$461,064

+2%

1,850

-1%

STAFFORD COUNTY

\$545,000

+5%

1,908

-1%

TOWN OF COLONIAL BEACH

\$327,500

+1%

246

-17%