Fredericksburg City, VA

January 2026 Housing Market Report

Prepared by Bright Research

Data as of February 5, 2026

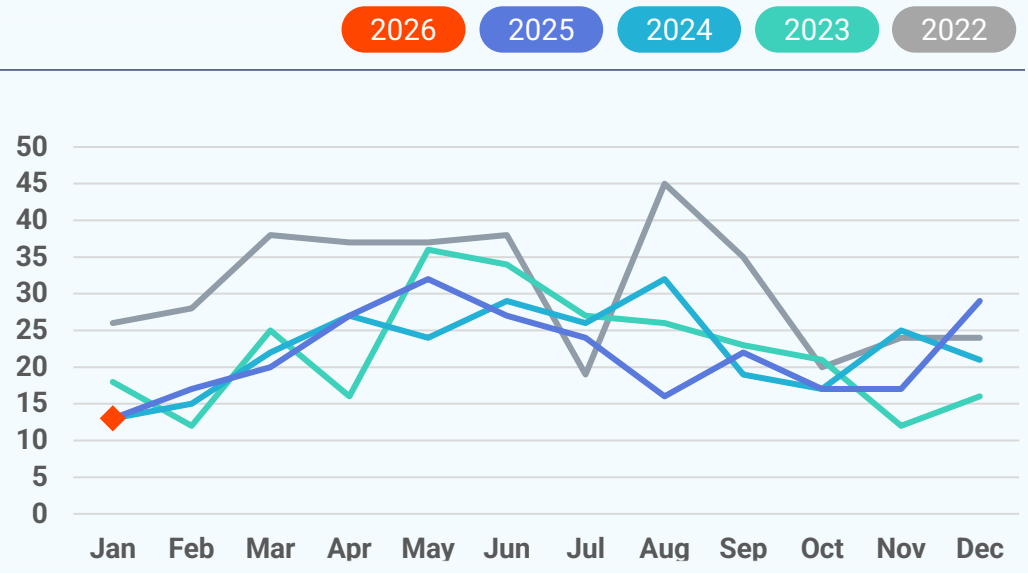
Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	13	13	+0.0%	13	13	+0.0%
Median Sold Price	$355,000	$510,000	-30.4%	$355,000	$510,000	-30.4%
Median Days on Market	23 days	31 days	-8 days	23 days	31 days	-8 days
New Pending Sales	20	18	+11.1%	20	18	+11.1%
New Listings	21	24	-12.5%	21	24	-12.5%
Active Listings	44	53	-17.0%	44	53	-17.0%
Months of Supply	2.00	2.30	-0.30 mos.	2.00	2.30	-0.30 mos.
Showings	323	309	+4.5%	323	309	+4.5%

Closed Sales

13
January 2026

+0.0%
Jan '26 vs. Jan '25
(Jan '25: 13)

-55.2%
Jan '26 vs. Dec '25
(Dec '25: 29)



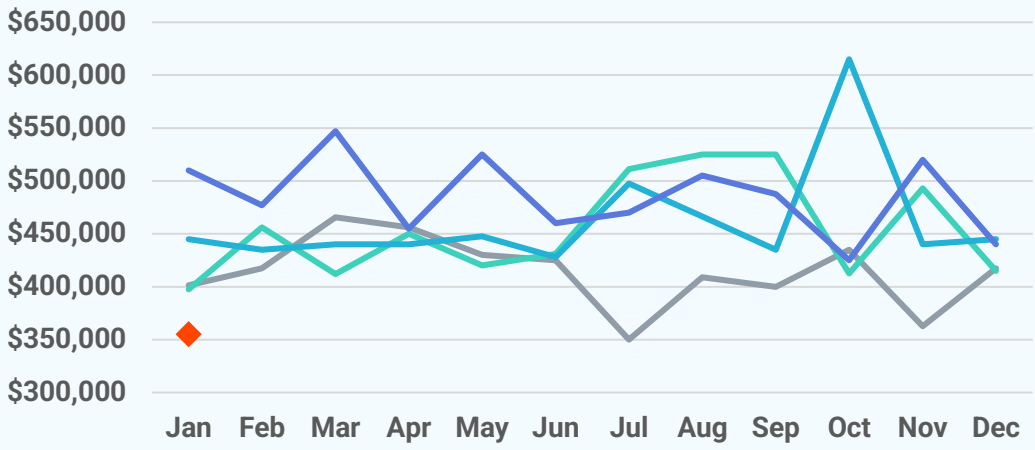
Median Sold Price

2026 2025 2024 2023 2022

$355,000
January 2026

-30.4%
Jan '26 vs. Jan '25
(Jan '25: $510,000)

-19.3%
Jan '26 vs. Dec '25
(Dec '25: $440,000)



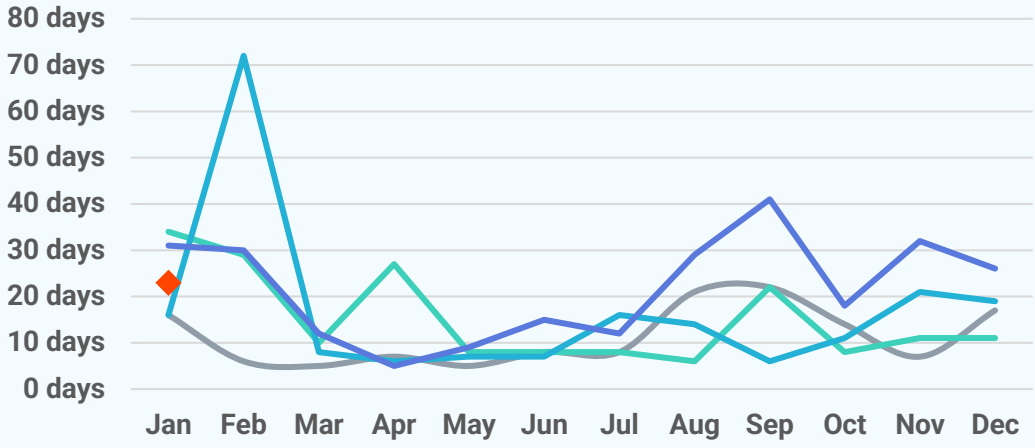
Median Days on Market

2026 2025 2024 2023 2022

23 days
January 2026

-8 days
Jan '26 vs. Jan '25
(Jan '25: 31 days)

-3 days
Jan '26 vs. Dec '25
(Dec '25: 26 days)



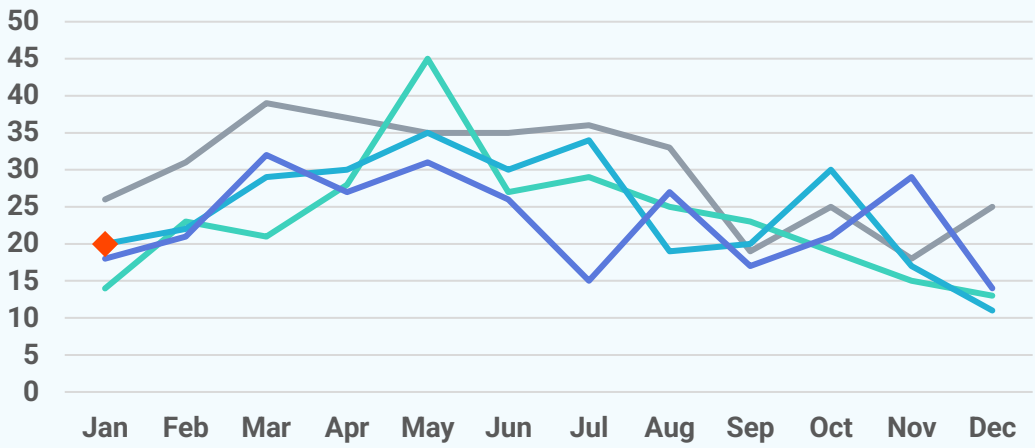
New Pending Sales

2026 2025 2024 2023 2022

20
January 2026

+11.1%
Jan '26 vs. Jan '25
(Jan '25: 18)

+42.9%
Jan '26 vs. Dec '25
(Dec '25: 14)



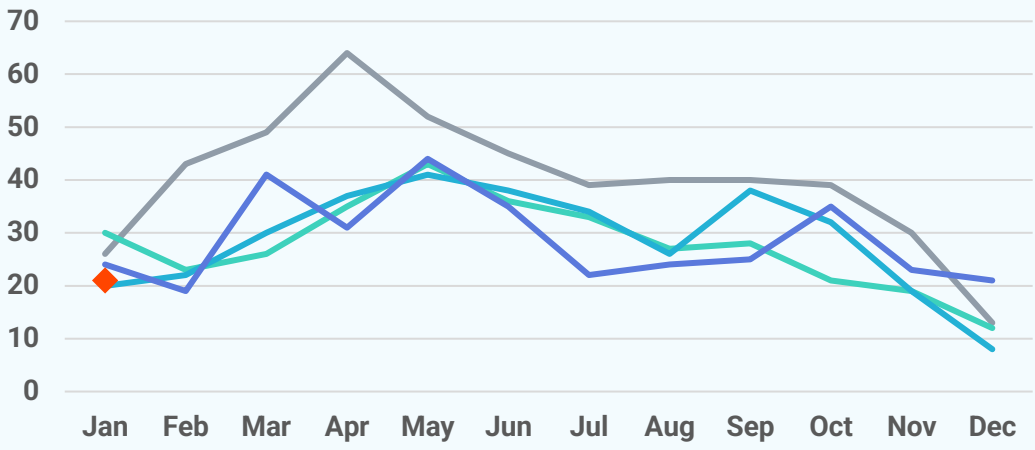
New Listings

2026 2025 2024 2023 2022

21
January 2026

-12.5%
Jan '26 vs. Jan '25
(Jan '25: 24)

+0.0%
Jan '26 vs. Dec '25
(Dec '25: 21)



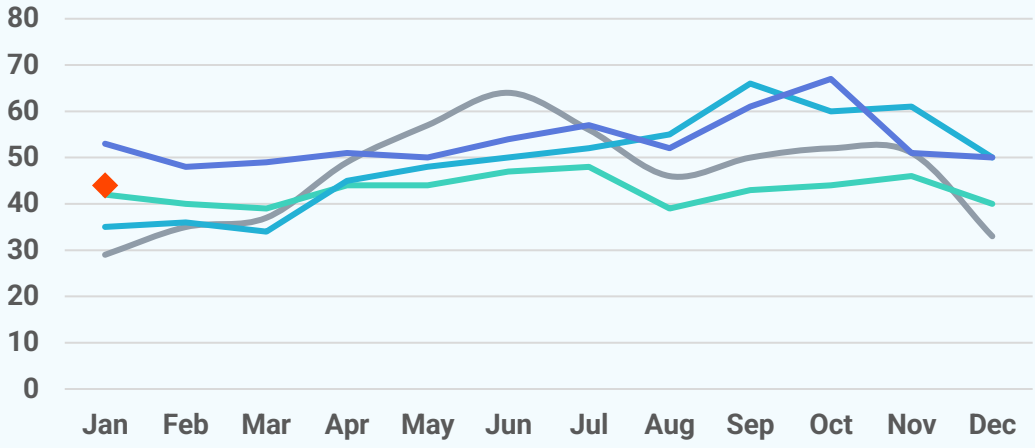
Active Listings

2026 2025 2024 2023 2022

44
January 2026

-17.0%
Jan '26 vs. Jan '25
(Jan '25: 53)

-12.0%
Jan '26 vs. Dec '25
(Dec '25: 50)



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