



FREDERICKSBURG AREA ASSOCIATION OF REALTORS®

FEBRUARY 2026 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: \$183,862,141 +21%

HOMES SOLD

356

+17%

MEDIAN PRICE

\$479,995

+4%

ACTIVE LISTINGS

943

+19%

DAYS ON MARKET

49

+11%

MONTHS OF INVENTORY

2.03

+19%

NEW LISTINGS

464

+2%

LOCALITIES

MEDIAN HOME PRICE

YEAR-OVER-YEAR CHANGE

HOMES SOLD

YEAR-OVER-YEAR CHANGE

CAROLINE COUNTY

\$315,000

-19%

19

-35%

CITY OF FREDERICKSBURG

\$552,495

+16%

18

+6%

KING GEORGE COUNTY

\$489,900

-4%

25

+47%

ORANGE COUNTY

\$418,580

-6%

40

-5%

SPOTSYLVANIA COUNTY

\$474,500

+4%

123

+52%

STAFFORD COUNTY

\$510,000

-3%

131

+10%

TOWN OF COLONIAL BEACH

\$326,350

+5%

16

+78%