

3rd Quarter 2026

Fredericksburg Area Association of REALTORS (FAAR)

Sold Summary

	Q3 2026	Q3 2025	% Change
Sold Dollar Volume	\$809,670,313	\$810,277,902	-0.07%
Avg Sold Price	\$532,813	\$533,656	-0.16%
Median Sold Price	\$489,900	\$479,990	2.06%
Units Sold	1,510	1,509	0.07%
Avg Days on Market	34	31	9.68%
Avg List Price for Solds	\$536,916	\$538,390	-0.27%
Avg SP to OLP Ratio	97.8%	98.1%	-0.28%
Ratio of Avg SP to Avg OLP	97.4%	97.5%	-0.10%
Attached Avg Sold Price	\$399,335	\$397,455	0.47%
Detached Avg Sold Price	\$559,594	\$560,527	-0.17%
Attached Units Sold	252	248	1.61%
Detached Units Sold	1,258	1,261	-0.24%

Financing (Sold)

Assumption	6
Cash	172
Conventional	681
FHA	243
Other	13
Owner	0
VA	358

Days on Market (Sold)

0	41
1 to 10	457
11 to 20	200
21 to 30	154
31 to 60	308
61 to 90	156
91 to 120	82
121 to 180	59
181 to 360	39
361 to 720	12
721+	2

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	2	0	0	0	0	2	0	0
\$100K to \$149,999	2	0	3	0	0	0	1	8	0	0
\$150K to \$199,999	4	0	6	0	0	0	0	6	0	0
\$200K to \$299,999	17	8	25	9	3	1	5	45	9	4
\$300K to \$399,999	22	13	152	84	49	10	6	161	82	12
\$400K to \$499,999	8	8	147	39	143	36	6	328	58	7
\$500K to \$599,999	6	0	75	11	189	13	0	264	17	0
\$600K to \$799,999	2	0	30	0	251	1	0	354	4	2
\$800K to \$999,999	1	0	7	0	66	0	0	153	0	0
\$1M to \$2,499,999	1	0	3	0	40	0	1	86	1	0
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	9	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	63	29	450	143	745	61	19	1,418	171	25
Avg Sold Price	\$353,322	\$352,967	\$439,199	\$386,970	\$649,602	\$453,729	\$388,542			
Prev Year - Avg Sold Price	\$382,445	\$352,279	\$423,817	\$388,964	\$654,441	\$463,211	\$409,418			
Avg Sold % Change	-7.61%	0.20%	3.63%	-0.51%	-0.74%	-2.05%	-5.10%			
Prev Year - # of Solds	55	34	449	150	757	38	26			

Active Detail