



FREDERICKSBURG AREA ASSOCIATION OF REALTORS®

SEPTEMBER 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: \$237,684,055 +1%

HOMES SOLD

447

-2%

MEDIAN PRICE

\$473,500

+2%

ACTIVE LISTINGS

1,614

+21%

DAYS ON MARKET

39

-5%

MONTHS OF INVENTORY

3.41

+17%

NEW LISTINGS

635

+8%

LOCALITIES

MEDIAN
HOME PRICE

YEAR-OVER-YEAR
CHANGE

HOMES
SOLD

YEAR-OVER-YEAR
CHANGE

CAROLINE COUNTY

\$349,990

-14%

25

-26%

CITY OF
FREDERICKSBURG

\$500,000

+5%

27

+17%

KING GEORGE
COUNTY

\$457,500

-18%

30

+76%

ORANGE COUNTY

\$395,000

+1%

63

-16%

SPOTSYLVANIA
COUNTY

\$475,000

+3%

166

+4%

STAFFORD COUNTY

\$515,000

-1%

135

-8%

TOWN OF
COLONIAL BEACH

\$344,000

+1%

28

-3%