

# January 2021 Housing Report

## Area Overview

|                        | Compared to Jan. '20 |
|------------------------|----------------------|
| Median Home Price      |                      |
| <b>\$345,000</b>       | <b>↑ 13%</b>         |
| Units Sold             |                      |
| <b>486</b>             | <b>↑ 26%</b>         |
| Total Sold \$ Volume   |                      |
| <b>\$184.5 million</b> | <b>↑ 50%</b>         |
| Months of Inventory    |                      |
| <b>0.56</b>            | <b>↓ 71%</b>         |
| Days on Market         |                      |
| <b>20</b>              | <b>↓ 58%</b>         |

## Local Breakdown

| City / County          |                      |            |                      |
|------------------------|----------------------|------------|----------------------|
| Median Home Price      | Compared to Jan. '20 | Units Sold | Compared to Jan. '20 |
| Caroline County        |                      |            |                      |
| <b>\$250,000</b>       | <b>+14%</b>          | <b>44</b>  | <b>+42%</b>          |
| City of Fredericksburg |                      |            |                      |
| <b>\$374,900</b>       | <b>+24%</b>          | <b>43</b>  | <b>+126%</b>         |
| King George County     |                      |            |                      |
| <b>\$350,000</b>       | <b>+23%</b>          | <b>29</b>  | <b>+61%</b>          |
| Orange County          |                      |            |                      |
| <b>\$317,000</b>       | <b>+27%</b>          | <b>53</b>  | <b>+82%</b>          |
| Spotsylvania County    |                      |            |                      |
| <b>\$320,000</b>       | <b>+7%</b>           | <b>157</b> | <b>+19%</b>          |
| Stafford County        |                      |            |                      |
| <b>\$400,000</b>       | <b>+14%</b>          | <b>159</b> | <b>+3%</b>           |
| Town of Colonial Beach |                      |            |                      |
| <b>\$238,700</b>       | <b>+24%</b>          | <b>16</b>  | <b>+45%</b>          |

## Inventory Comparison with January 2020

| Active Listings | New Listings | New Pendings |
|-----------------|--------------|--------------|
| <b>↓ 66%</b>    | <b>↓ 10%</b> | <b>↑ 15%</b> |

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.



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