

March 2021 Housing Report

Area Overview

| | Compared to March 2020 |
|----------------------|---------------------------|
| Median Home Price | |
| \$364,950 | ↑ 15% |
| Units Sold | |
| 650 | ↑ 8% |
| Total Sold \$ Volume | |
| \$256,626,629 | ↑ 25% |
| Months of Inventory | |
| 0.54 | ↓ 73% |
| Days on Market | |
| 15 | ↓ 63% |

Local Breakdown

| City / County | | | |
|------------------------|----------------------|------------|----------------------|
| Median Home Price | Compared to Mar. '20 | Units Sold | Compared to Mar. '20 |
| Caroline County | | | |
| \$278,000 | +22% | 51 | +24% |
| City of Fredericksburg | | | |
| \$345,000 | -12% | 25 | +14% |
| King George County | | | |
| \$389,900 | +39% | 41 | +14% |
| Orange County | | | |
| \$300,000 | +9% | 61 | +11% |
| Spotsylvania County | | | |
| \$347,000 | +13% | 236 | +16% |
| Stafford County | | | |
| \$431,000 | +19% | 236 | -3% |
| Town of Colonial Beach | | | |
| \$232,900 | +16% | 25 | +32% |

Inventory Comparison with March 2020

| Active Listings | New Listings | New Pendings |
|-----------------|--------------|--------------|
| ↓ 68% | ↓ 5% | ↑ 14% |

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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