

# April 2022 FAAR Housing Report

## Area Overview

|                      | Compared to April '21 |
|----------------------|-----------------------|
| Median Home Price    |                       |
| <b>\$440,00</b>      | <b>↑ 15%</b>          |
| Units Sold           |                       |
| <b>731</b>           | <b>↑ 2%</b>           |
| Total Sold \$ Volume |                       |
| <b>\$338,852,436</b> | <b>↑ 18%</b>          |
| Months of Inventory  |                       |
| <b>0.95</b>          | <b>↑ 36%</b>          |
| Days on Market       |                       |
| <b>14</b>            | <b>0%</b>             |

## Local Breakdown

| City / County          |                       |            |                       |
|------------------------|-----------------------|------------|-----------------------|
| Median Home Price      | Compared to April '21 | Units Sold | Compared to April '21 |
| Caroline County        |                       |            |                       |
| <b>\$332,500</b>       | <b>+23%</b>           | <b>42</b>  | <b>-11%</b>           |
| City of Fredericksburg |                       |            |                       |
| <b>\$456,000</b>       | <b>+27%</b>           | <b>37</b>  | <b>-10%</b>           |
| King George County     |                       |            |                       |
| <b>\$405,000</b>       | <b>+15%</b>           | <b>47</b>  | <b>+21%</b>           |
| Orange County          |                       |            |                       |
| <b>\$360,000</b>       | <b>+11%</b>           | <b>83</b>  | <b>+6%</b>            |
| Spotsylvania County    |                       |            |                       |
| <b>\$409,999</b>       | <b>+15%</b>           | <b>250</b> | <b>+9%</b>            |
| Stafford County        |                       |            |                       |
| <b>\$499,825</b>       | <b>+11%</b>           | <b>272</b> | <b>-5%</b>            |
| Town of Colonial Beach |                       |            |                       |
| <b>\$285,073</b>       | <b>+19%</b>           | <b>36</b>  | <b>+20%</b>           |

## Inventory Comparison with April 2021

| Active Listings | New Listings | New Pendings |
|-----------------|--------------|--------------|
| <b>↑ 44%</b>    | <b>↓ 12%</b> | <b>↓ 23%</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.



# FAAR

FREDERICKSBURG AREA ASSOCIATION OF REALTORS®