

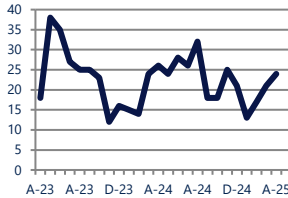
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DOWNTOWN FREDERICKSBURG HOUSING MARKET**

APRIL 2025

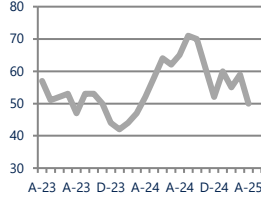
Zip Code(s): 22401

Units Sold
24



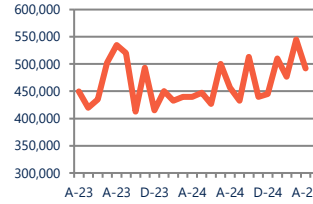
Down -8%
Vs. Year Ago

Active Inventory
50



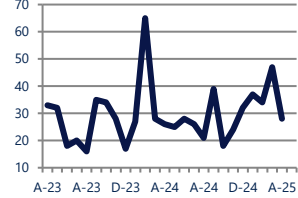
Down -4%
Vs. Year Ago

Median Sale Price
\$492,000



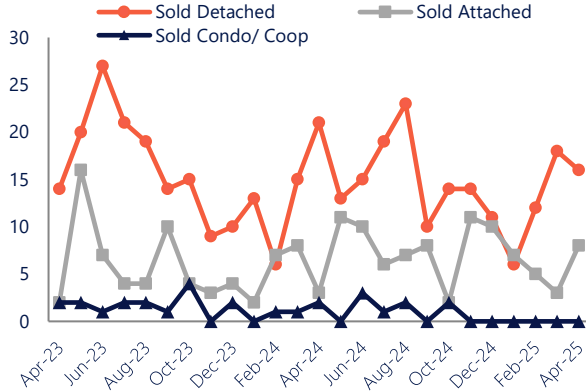
Up 12%
Vs. Year Ago

Days On Market
28



Up 8%
Vs. Year Ago

Units Sold*



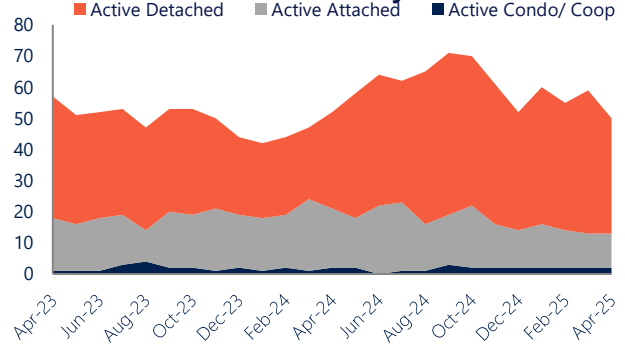
Units Sold

There was an increase in total units sold in April, with 24 sold this month in Downtown Fredericksburg versus 21 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

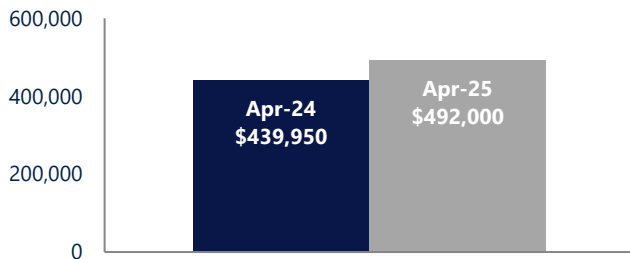
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 4%. The total number of active inventory this April was 50 compared to 52 in April 2024. This month's total of 50 is lower than the previous month's total supply of available inventory of 59, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Downtown Fredericksburg Homes was \$439,950. This April, the median sale price was \$492,000, an increase of 12% or \$52,050 compared to last year. The current median sold price is 10% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Downtown Fredericksburg are defined as properties listed in zip code/s 22401.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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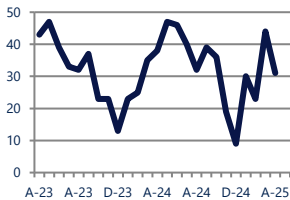
FOCUS ON: **DOWNTOWN FREDERICKSBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 22401

New Listings

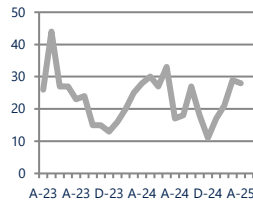
31



Down -18%
Vs. Year Ago

Current Contracts

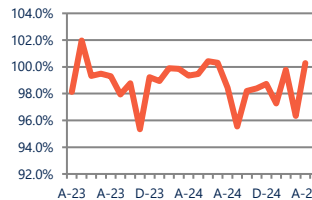
28



No Change
Vs. Year Ago

Sold Vs. List Price

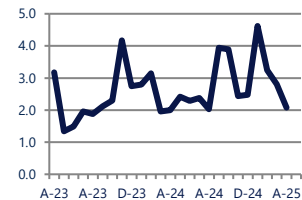
100.3%



Up 0.9%
Vs. Year Ago

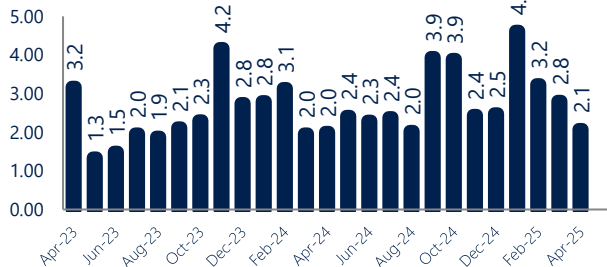
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

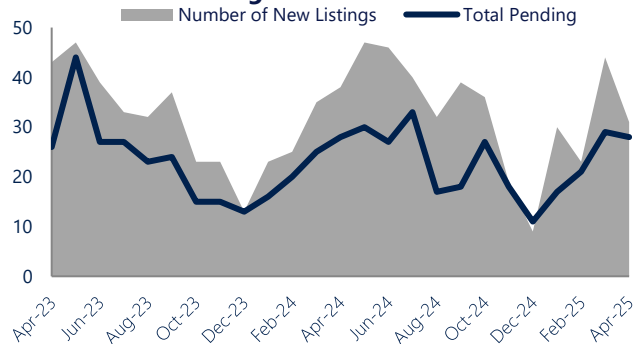
In April, there was 2.1 months of supply available in Downtown Fredericksburg. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

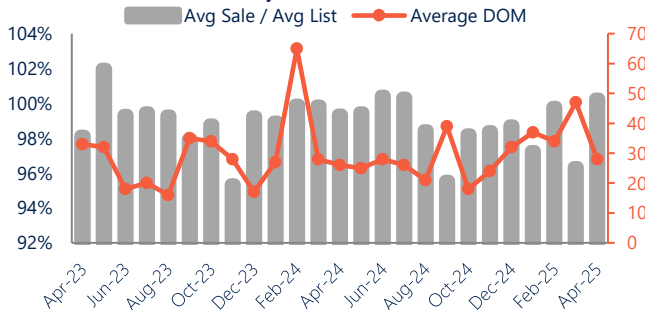
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Downtown Fredericksburg compared to 38 in April 2024, a decrease of 18%. There were 28 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 3% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Downtown Fredericksburg was 100.3% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 26, an increase of 8%.

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