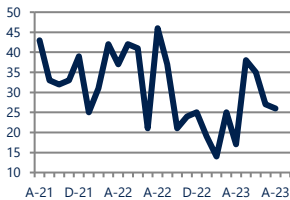




Units Sold

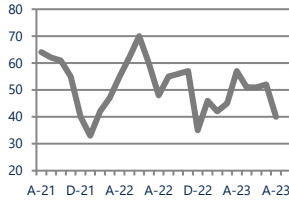
26



Down
Vs. Year Ago

Active Inventory

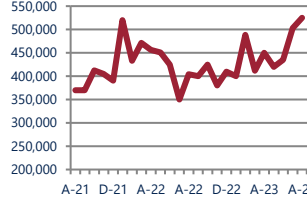
40



Down -17%
Vs. Year Ago

Median Sale Price

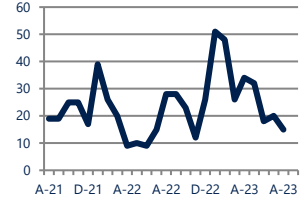
\$525,000



Up
Vs. Year Ago

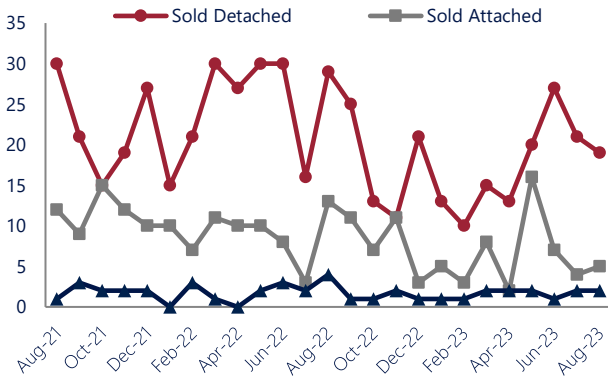
Days On Market

15



Down -46%
Vs. Year Ago

Units Sold*



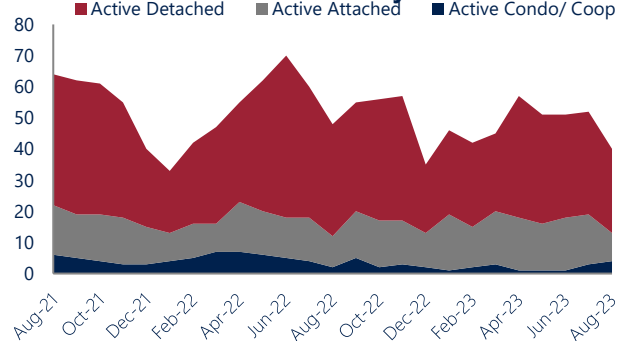
Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 26 sold this month in Fredericksburg City. This month's total units sold was lower than at this time last year, a decrease from August 2022.

Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 17%. The total number of active inventory this August was 40 compared to 48 in August 2022. This month's total of 40 is lower than the previous month's total supply of available inventory of 52, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last August, the median sale price for Fredericksburg City Homes was \$404,390. This August, the median sale price was \$525,000, an increase of \$120,610 compared to last year. The current median sold price is higher than in July. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

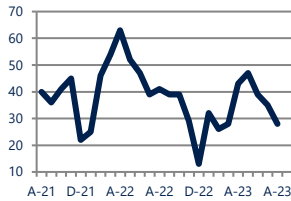


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



New Listings

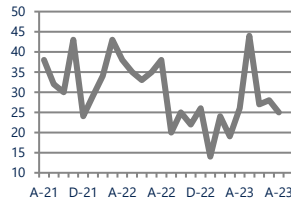
28



Down -32%
Vs. Year Ago

Current Contracts

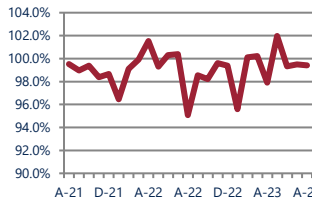
25



Down -34%
Vs. Year Ago

Sold Vs. List Price

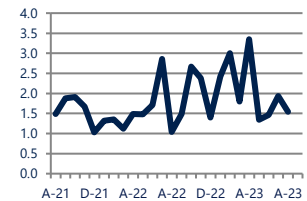
99.4%



Up 4.6%
Vs. Year Ago

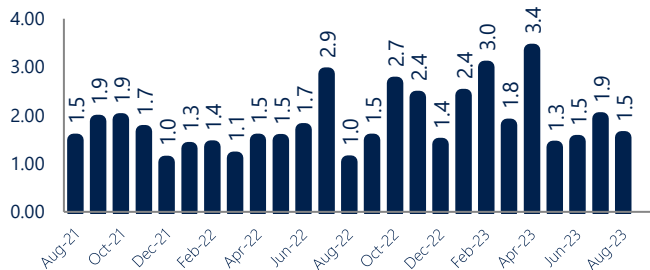
Months of Supply

1.5



Up 48%
Vs. Year Ago

Months Of Supply



Months of Supply

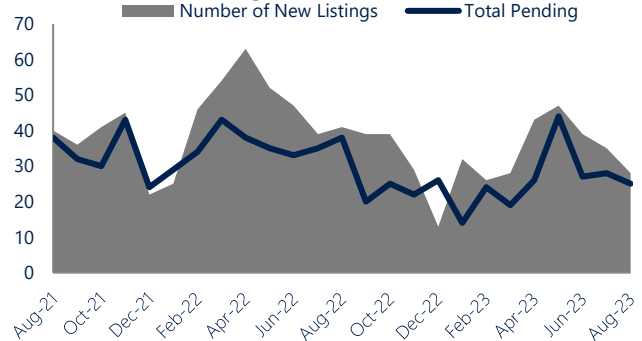
In August, there was 1.5 months of supply available in Fredericksburg City, compared to 1.0 in August 2022. That is an increase of 47% versus a year ago.

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.

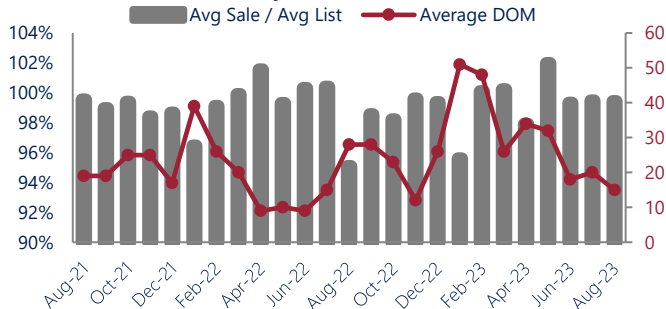
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Fredericksburg City compared to 41 in August 2022, a decrease of 32%. There were 25 current contracts pending sale this August compared to 38 a year ago. The number of current contracts is 34% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Fredericksburg City was 99.4% of the average list price, which is 4.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 28, a decrease of 46%.



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