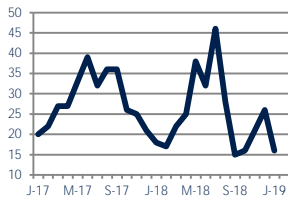


Units Sold

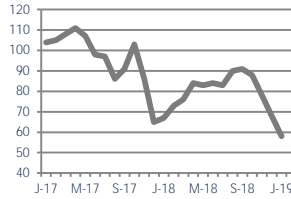
16



Down
Vs. Year Ago

Active Inventory

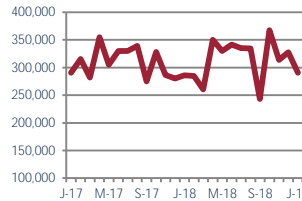
58



Down -13%
Vs. Year Ago

Median Sale Price

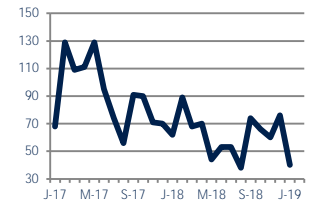
\$290,500



Up 2%
Vs. Year Ago

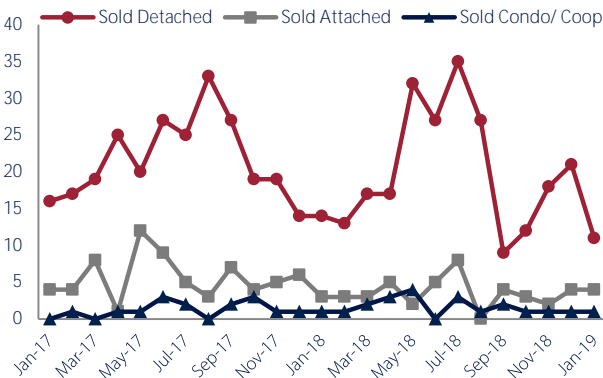
Days On Market

40



Down -35%
Vs. Year Ago

Units Sold*



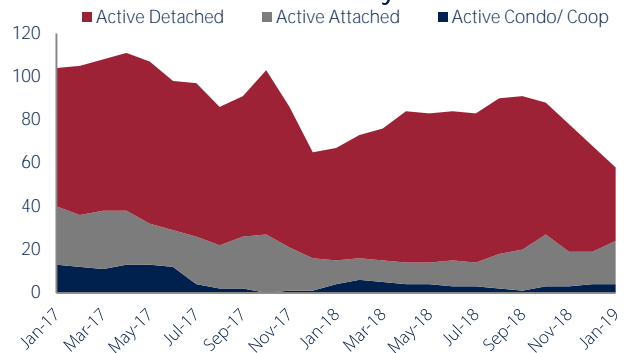
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 16 sold this month in Fredericksburg City. This month's total units sold was lower than at this time last year, a decrease from January 2018.

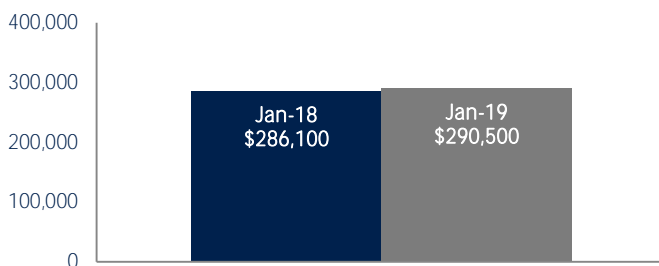
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 13%. The total number of active inventory this January was 58 compared to 67 in January 2018. This month's total of 58 is lower than the previous month's total supply of available inventory of 68, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Fredericksburg City Homes was \$286,100. This January, the median sale price was \$290,500, an increase of 2% or \$4,400 compared to last year. The current median sold price is 11% lower than in December.

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

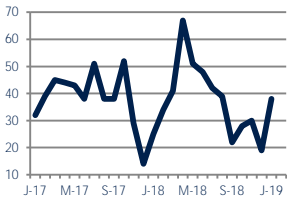


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

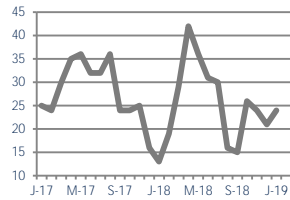
38



Up 52%
Vs. Year Ago

Current Contracts

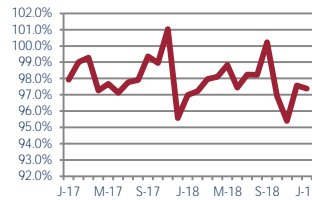
24



Up 85%
Vs. Year Ago

Sold Vs. List Price

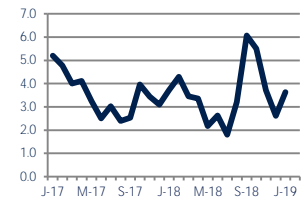
97.4%



No Change
Vs. Year Ago

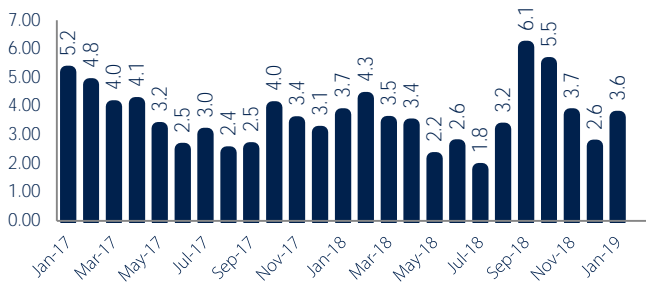
Months of Supply

3.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

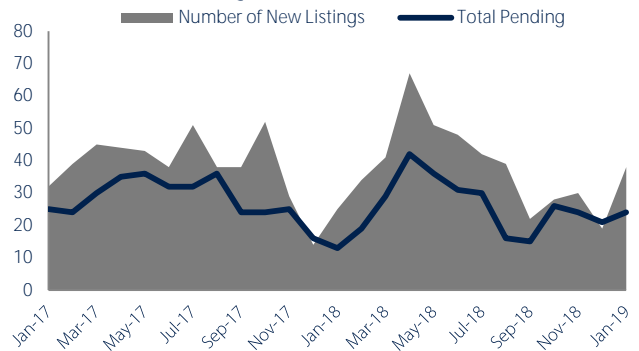
In January, there was 3.6 months of supply available in Fredericksburg City. The amount of supply is similar compared to a year ago.

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.

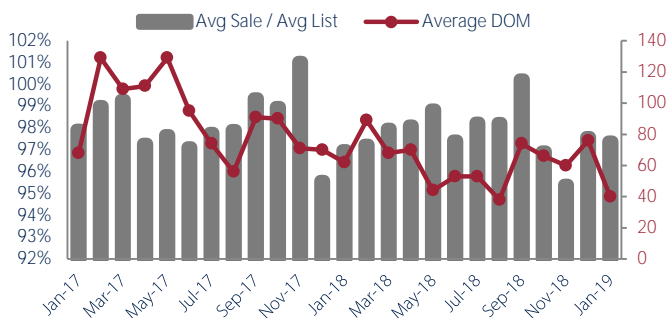
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Fredericksburg City compared to 25 in January 2018, an increase of 52%. There were 24 current contracts pending sale this January compared to 13 a year ago. The number of current contracts is 85% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Fredericksburg City was 97.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 62, a decrease of 35%.



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