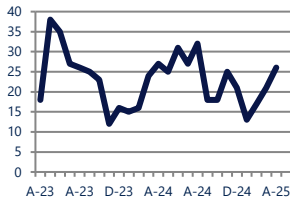


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICKSBURG CITY HOUSING MARKET**

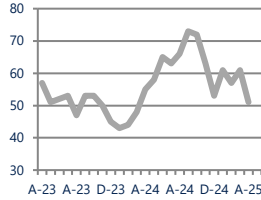
APRIL 2025

## Units Sold 26



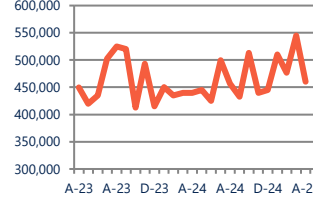
**Down -4%**  
Vs. Year Ago

## Active Inventory 51



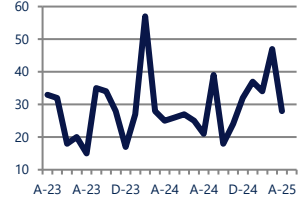
**Down -7%**  
Vs. Year Ago

## Median Sale Price \$460,000



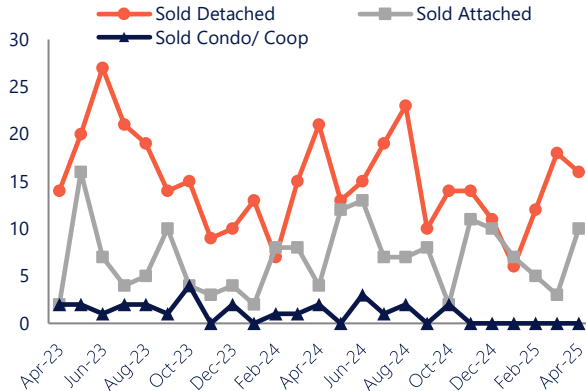
**Up 5%**  
Vs. Year Ago

## Days On Market 28



**Up 12%**  
Vs. Year Ago

### Units Sold\*



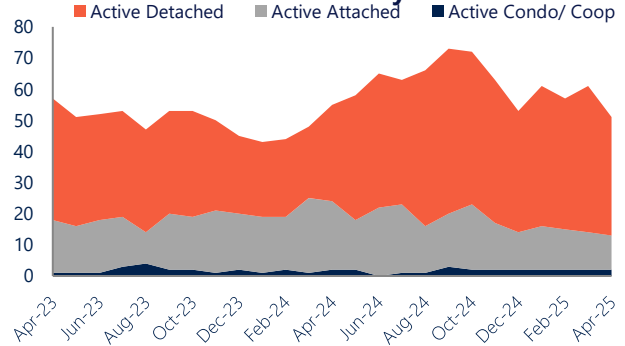
## Units Sold

There was an increase in total units sold in April, with 26 sold this month in Fredericksburg City versus 21 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 7%. The total number of active inventory this April was 51 compared to 55 in April 2024. This month's total of 51 is lower than the previous month's total supply of available inventory of 61, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Fredericksburg City Homes was \$440,000. This April, the median sale price was \$460,000, an increase of 5% or \$20,000 compared to last year. The current median sold price is 16% 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.

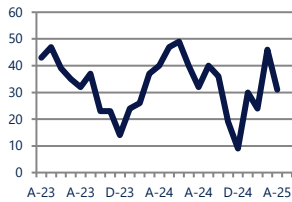
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FREDERICKSBURG CITY HOUSING MARKET**

APRIL 2025

## New Listings

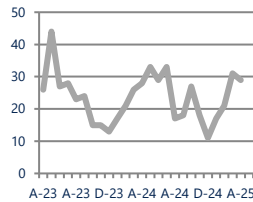
31



**Down -22%**  
Vs. Year Ago

## Current Contracts

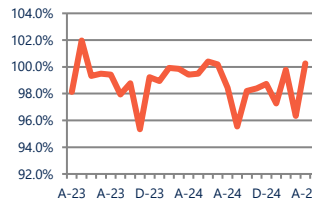
29



**Up 4%**  
Vs. Year Ago

## Sold Vs. List Price

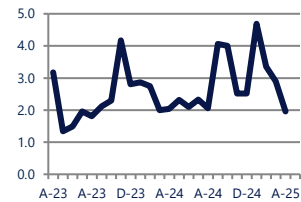
100.3%



**Up 0.8%**  
Vs. Year Ago

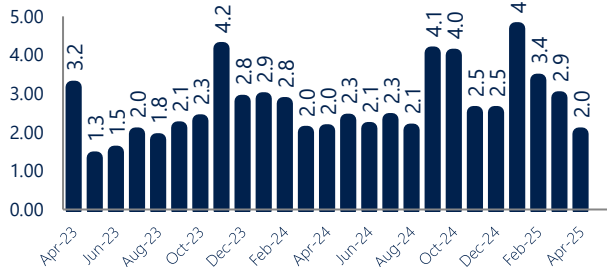
## Months of Supply

2.0



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

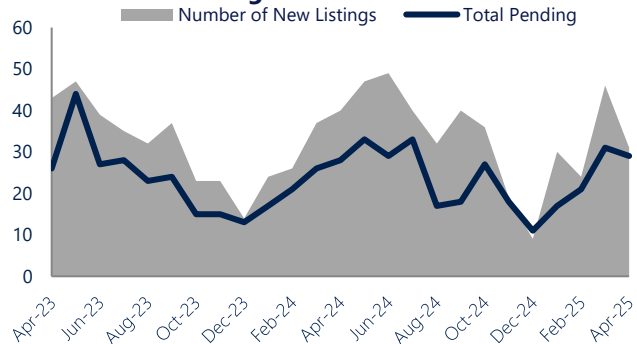
In April, there was 2.0 months of supply available in Fredericksburg City. The amount of supply is similar compared to a year ago.

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.

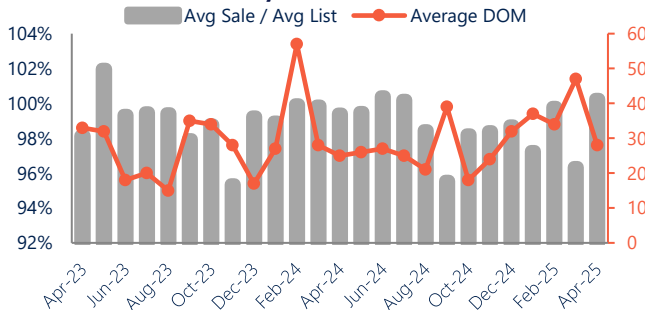
## New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Fredericksburg City compared to 40 in April 2024, a decrease of 23%. There were 29 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 4% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Fredericksburg City was 100.3% of the average list price, which is 0.8% 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 25, an increase of 12%.