

MARKET ACTIVITY REPORT

*Housing Market Activity, Supply
Levels & Inventory Trends*

Adam Tabaka



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$494,380	\$500,460 -1.21%	\$490,370 +0.82%	\$480,660 +2.85%	\$467,000 +5.86%	\$428,030 +15.5%
Median Sold Price Last Updated: 9/30/2026	\$499,250	\$448,750 +11.25%	\$451,000 +10.7%	\$472,500 +5.66%	\$445,000 +12.19%	\$525,000 -4.9%
Median List Price Last Updated: 9/30/2026	\$599,999	\$549,995 +9.09%	\$594,900 +0.86%	\$634,900 -5.5%	\$579,999 +3.45%	\$459,950 +30.45%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 20

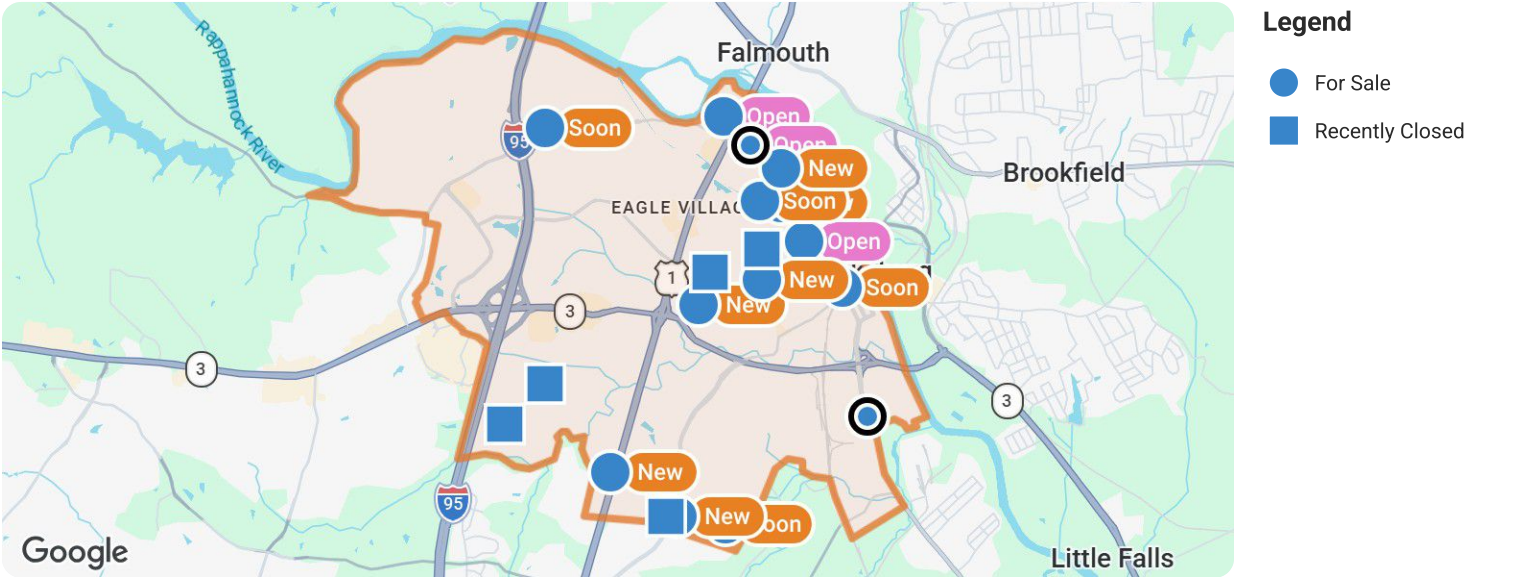
Change Types: New Listings, Price Change, Pending, Closed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last Week



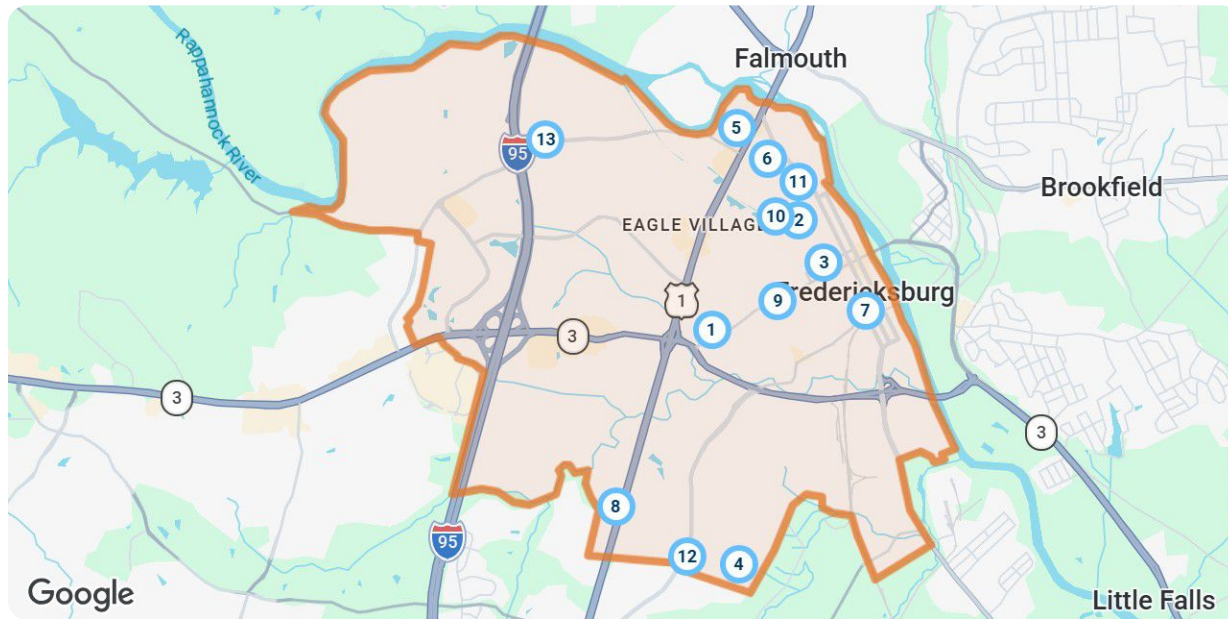
	New	Closed
Number of Properties	5	4
Lowest Listing Price / Est.Value	\$300,000	\$205,000
Median Listing Price / Est.Value	\$485,000	\$537,500
Highest Listing Price / Est.Value	\$1,150,000	\$785,000
Average Price / sqft	\$565	\$233
Median Price / sqft	\$373	\$217
Average Days in RPR	4	77
Median Days in RPR	4	69
Total Volume	\$3,304,000	\$2,065,000
Source	Listings	Public Records & Listings



Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

New: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 1002 Stafford Ave Fredericksburg, VA 22401 MLS ID: VAFB2011318 ● Active / For Sale <i>Listing Courtesy of Lando Massey Real Estate</i>	Single Family	3/3	1,300	7,840 sqft	1995	10/16/2026 2 days	\$485,000 \$373/sq ft
2	 1013 Winchester St Fredericksburg, VA 22401 MLS ID: VAFB2011294 ● Active / For Sale <i>Listing Courtesy of Long & Foster Real Estate, Inc.</i>	Condo/Townhouse/Apt.	3/4	2,505	13 sqft	2015	10/15/2026 3 days	\$949,000 \$379/sq ft
3	 428 Rann Ct Fredericksburg, VA 22401 MLS ID: VAFB2011328 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Elite</i>	Condo/Townhouse/Apt.	3/2	1,100	3 sqft	1977	10/14/2026 4 days	\$300,000 \$273/sq ft
4	 2042 Track Cir Fredericksburg, VA 22401 MLS ID: VAFB2011320 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Elite</i>	Condo/Townhouse/Apt.	3/3	1,570	1,123 sqft	2022	10/14/2026 4 days	\$420,000 \$268/sq ft
5	 301 Sophia St Fredericksburg, VA 22401 MLS ID: VAFB2010822 ● Active / For Sale <i>Listing Courtesy of Long & Foster Real Estate, Inc.</i>	Single Family	1/2	750	1.45 acres	1947	10/13/2026 5 days	\$1,150,000 \$1,533/sq ft

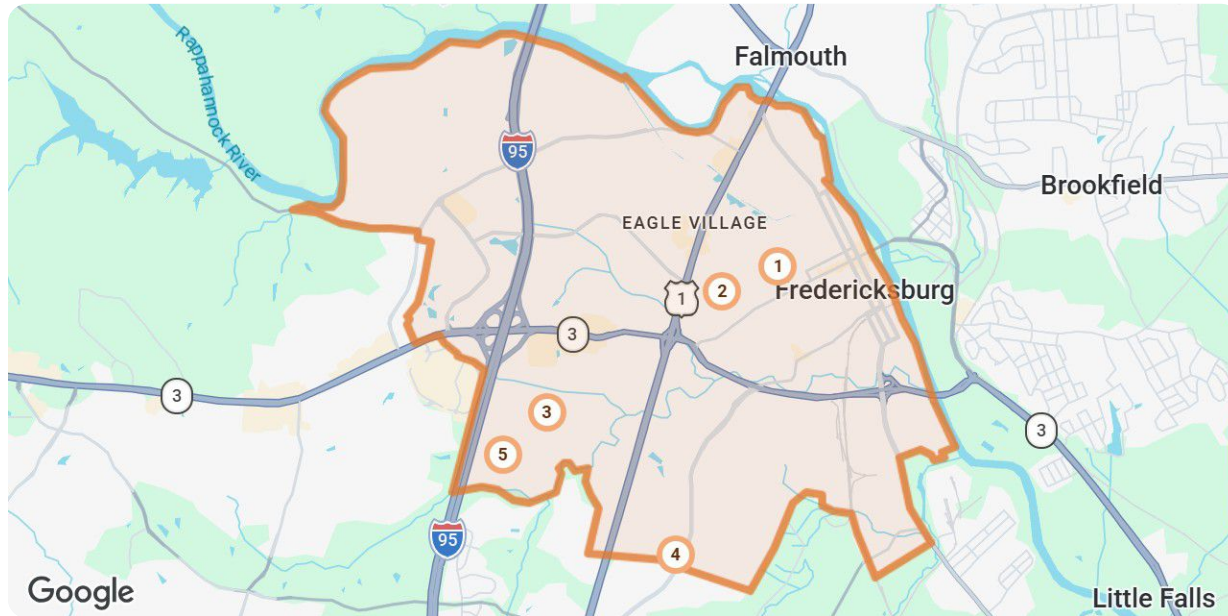


Fredericksburg, Virginia



Closed

Source: Public Records and Listings



Legend

Closed

Closed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 901 Monroe St Fredericksburg, VA 22401 MLS ID: VAFB2009786 Closed / For Sale Courtesy of Lando Massey Real Estate	Single Family	4/3	2,600	5,806 sqft 1932	10/16/2026 166 days	\$600,000 \$231/sq ft	-
2	 300 Prince Edward St Fredericksburg, VA 22401 MLS ID: VAFB2009918 Closed / For Sale Courtesy of Coldwell Banker Elite	Single Family	3/1	1,508	435 sqft 1939	10/15/2026 131 days	\$205,000 \$136/sq ft	↓ 31.67%
3	 1511 Winchester St Fredericksburg, VA 22401 MLS ID: VAFB2011138 Closed / For Sale Courtesy of 1st Choice Better Homes & Land, LC	Single Family	4/3	2,160	10,454 sqft 1986	10/15/2026 5 days	\$785,000 \$363/sq ft	↑ 0.77%
4	 1118 Dovetail Cir Fredericksburg, VA 22401 MLS ID: VAFB2011104 Closed / For Sale Courtesy of Real Broker, LLC	Condo/Townhouse/Apt.	4/4	2,337	2,614 sqft 2022	10/13/2026 6 days	\$475,000 \$203/sq ft	-



Market Trends

Market Trends for Fredericksburg, Virginia

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.35

↓ 12.3% MoM

Sold to List Price %

98.9%

↓ 0.15% MoM

Median Days in RPR

41

↑ 215.38% MoM

Median Sold Price

\$499,250

↑ 11.25% MoM

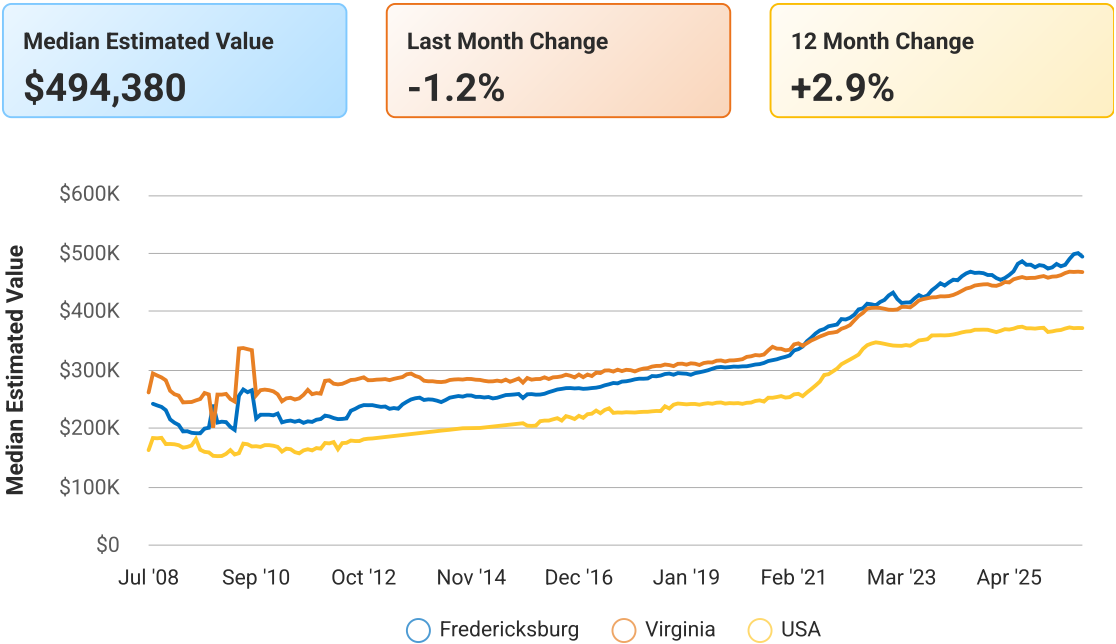
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2026 Active Listings

Fredericksburg, Virginia

Single Family + Condo/Townhouse/Apt.

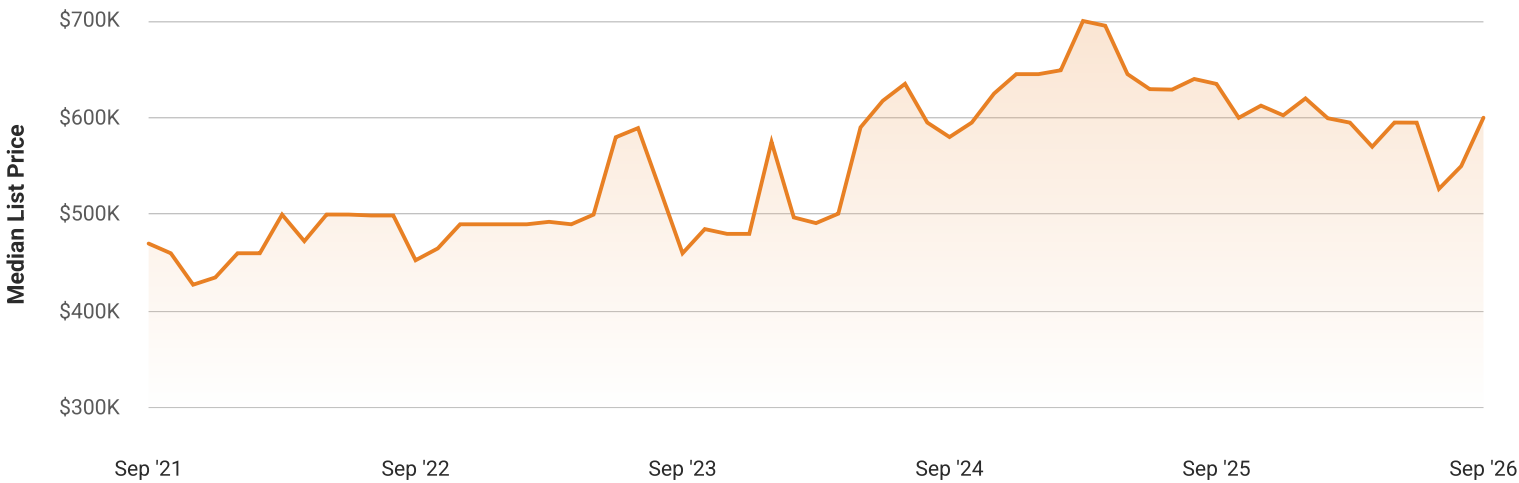
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$599,999

↑ 9.1% Month over Month



September 2026 Sold Listings

Fredericksburg, Virginia

Single Family + Condo/Townhouse/Apt.

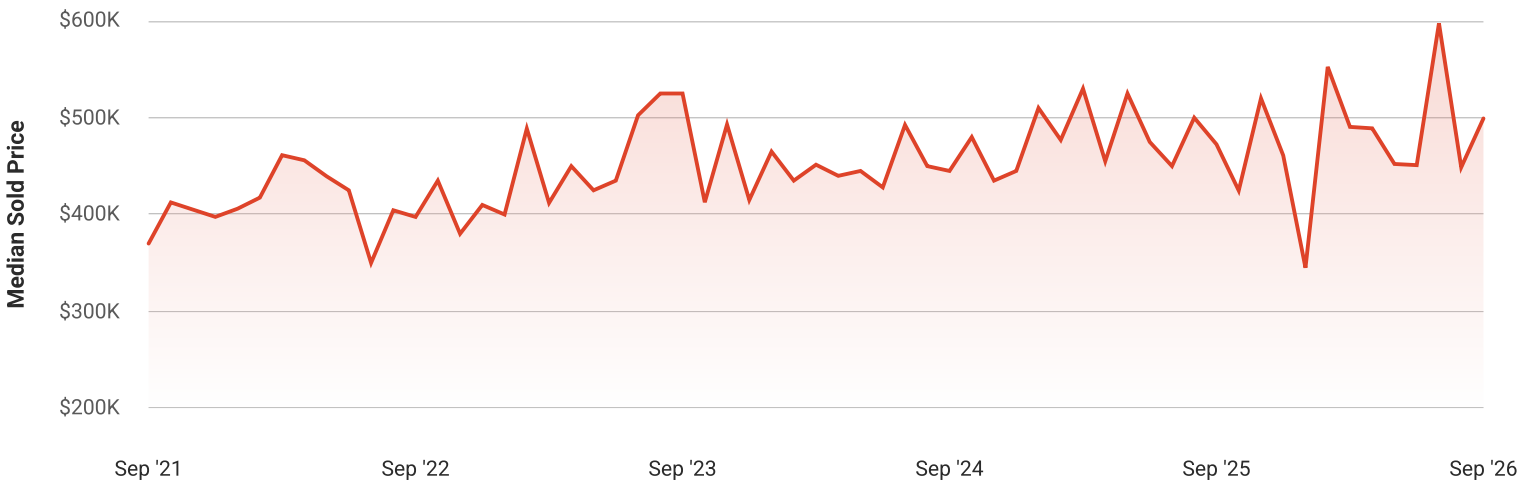
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$499,250

 11.3% Month over Month



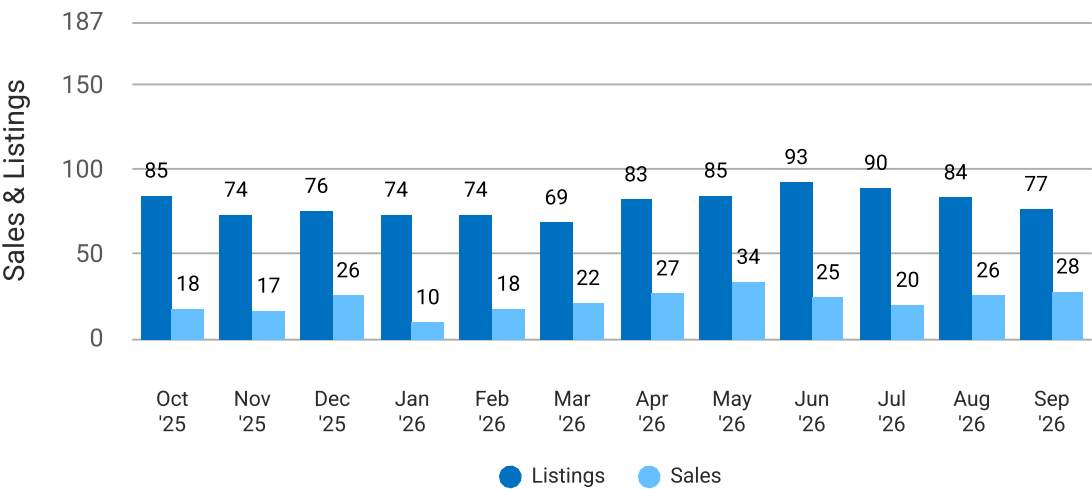
Total Sales and Active Listings in Fredericksburg, Virginia

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Fredericksburg, Virginia

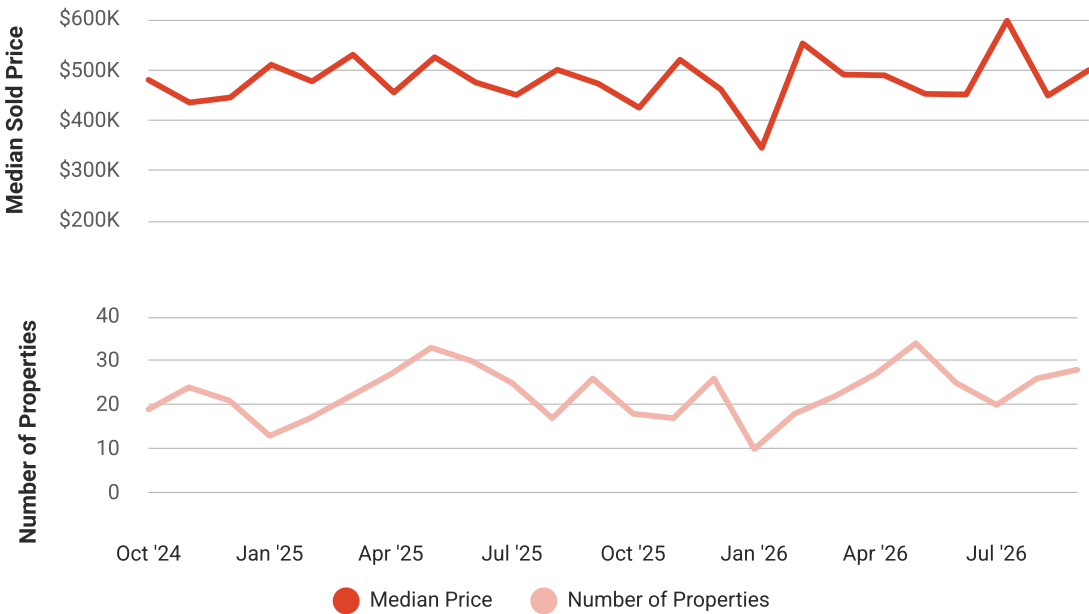
Median Sold Price vs Sold Listings in Fredericksburg, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



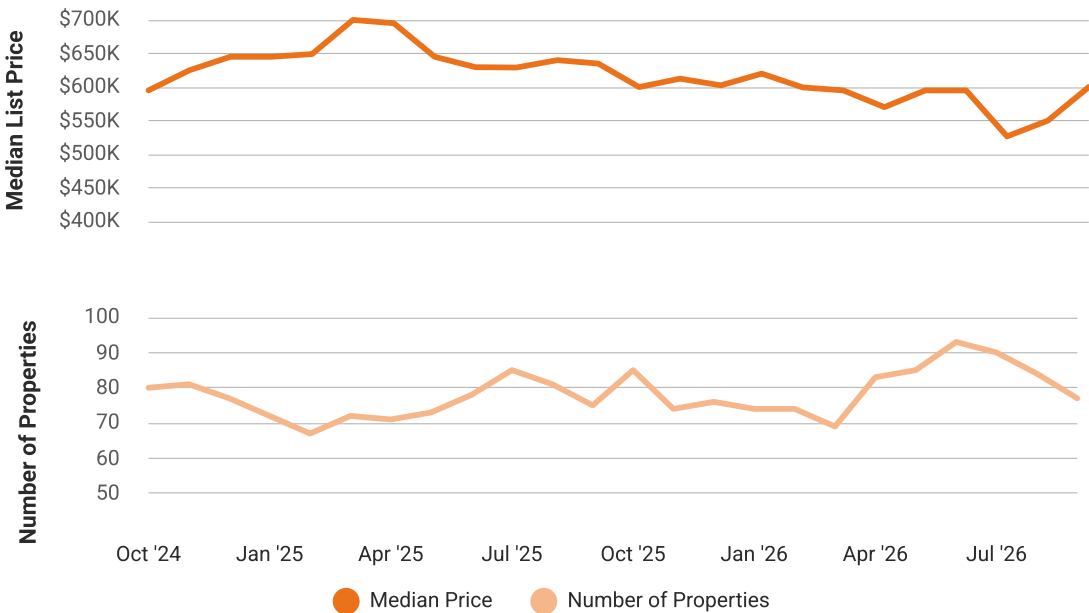
Median List Price vs Active Listings in Fredericksburg, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

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