

Fredericksburg 22401

ZIP code · VA · Virginia > Fredericksburg city > Fredericksburg

BALANCED MARKET

\$487K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

293

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

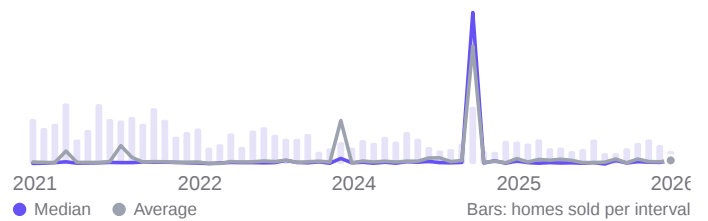
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$559K · Average \$566K

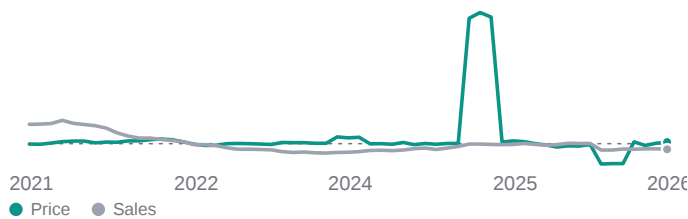


Growth (year over year)

Price +7.0% · Sales -24.5%

Price per square foot

\$283/ft²

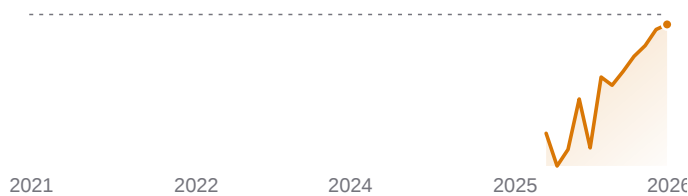


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

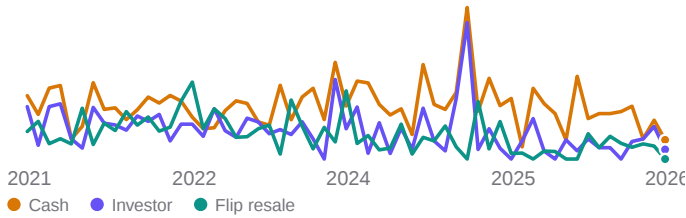
3.9%



BUYERS & OUTCOMES

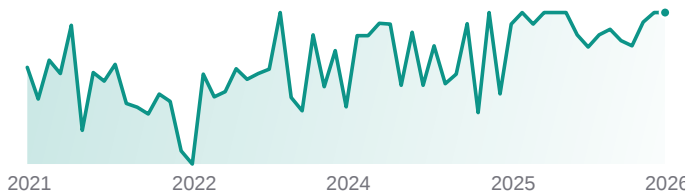
Buyer mix

Cash 11% · Investor 5.3% · Flip resale 0%



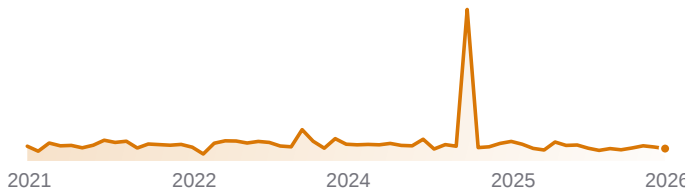
Sellers who sold at a gain

100%

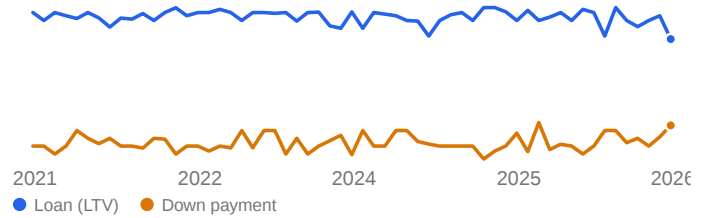


Median annualized return at resale

+4.3%

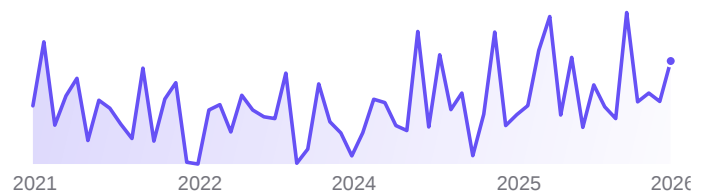


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



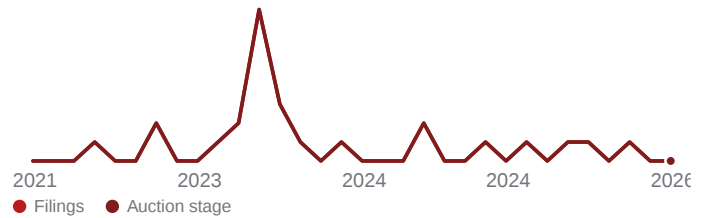
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,501
Median value (AVM)	\$486K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1971
Single family	94%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	18%
Median loan-to-value	53%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	28,584
Density	3,043 / mi²
Median household income	\$84K
Average household income	\$113K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	50
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	19.2%
Unemployment	0.9%
Average temp	56°F
Annual precip	43 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.