

Fredericksburg Market Recap: Sales Drop as Prices Shift in August

Fredericksburg · 2026-10-05

Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Aug 31, 2026

MEDIAN SALE PRICE \$560,000 -23.3% vs. last year n=41
MEDIAN DAYS ON MARKET 55 +22.2% vs. last year n=41
SOLD VS. ORIGINAL LIST 94.9% n=41
HOMES FOR SALE TODAY 69 months of inventory: 10.1

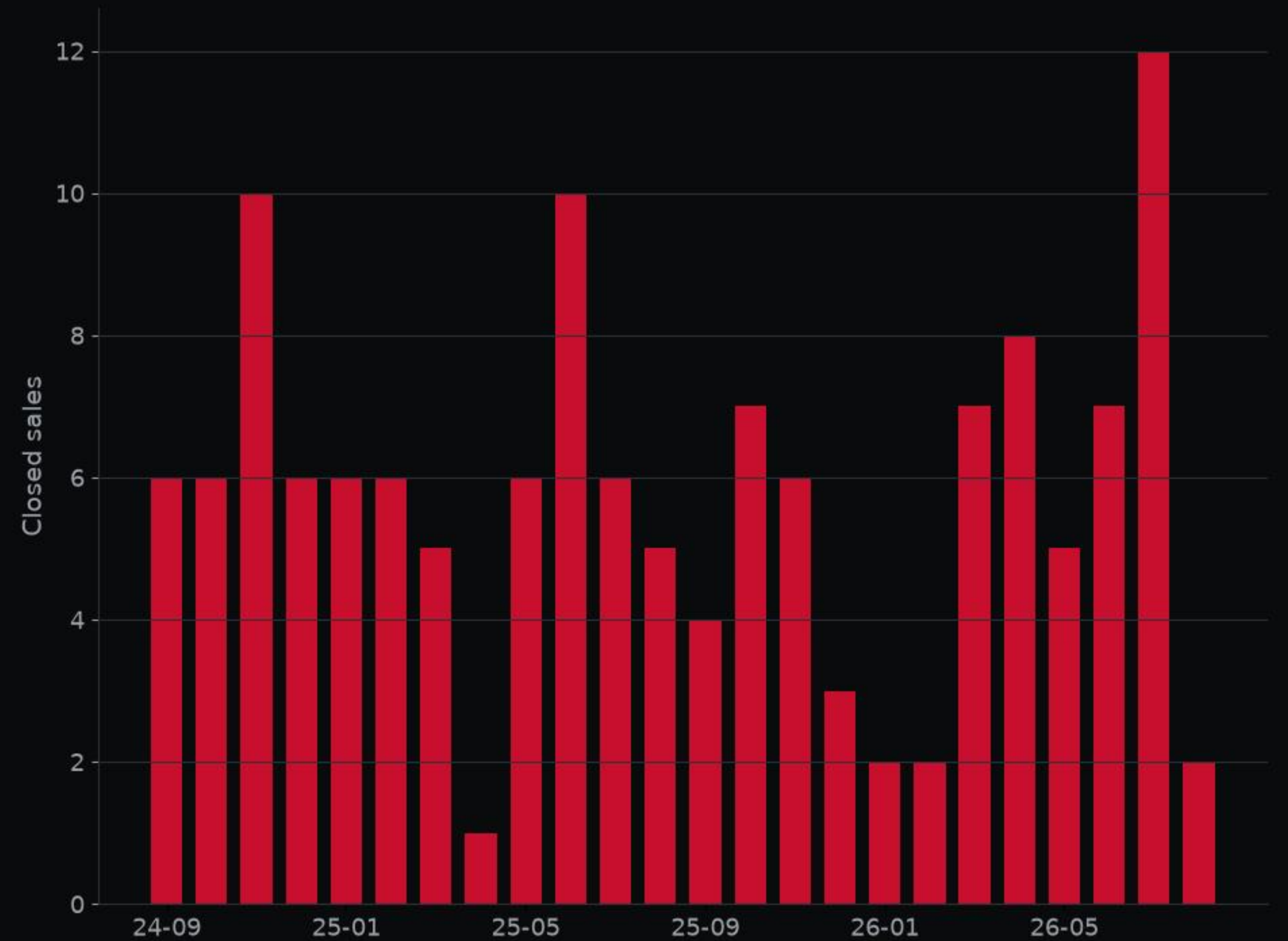
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

108 Ellendale PL · MLS #4213446

\$295,000

4 bed · 2.5 bath · 1,891 sq ft

listed 23% below the ALEX valuation; 54% under the local price per sq ft.

ALEX valuation: \$385,000 (range \$315,000–\$399,000)

ALEX Intelligence estimate, not an appraisal.

Listed by nan

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Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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