Fredericksburg New Listings vs. Closings: The Supply Gap

Fredericksburg · 2026-11-24

Photo: David · CC BY 2.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$588,400 **-35.3% vs. last year**

n=31

MEDIAN DAYS ON MARKET

61 **-4.7% vs. last year**

n=31

SOLD VS. ORIGINAL LIST

94.1%

n=31

HOMES FOR SALE TODAY

71

months of inventory: 13.31

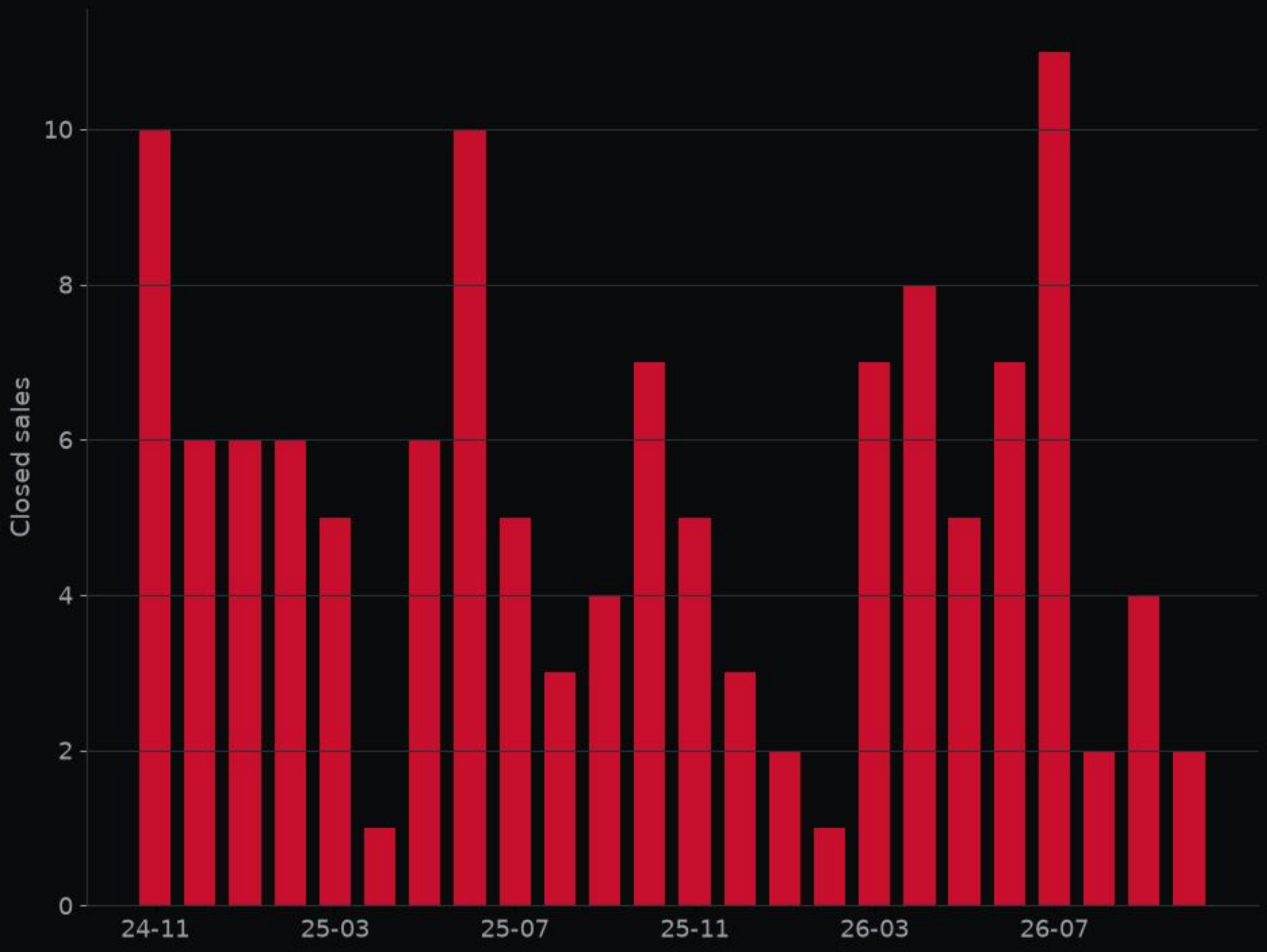
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





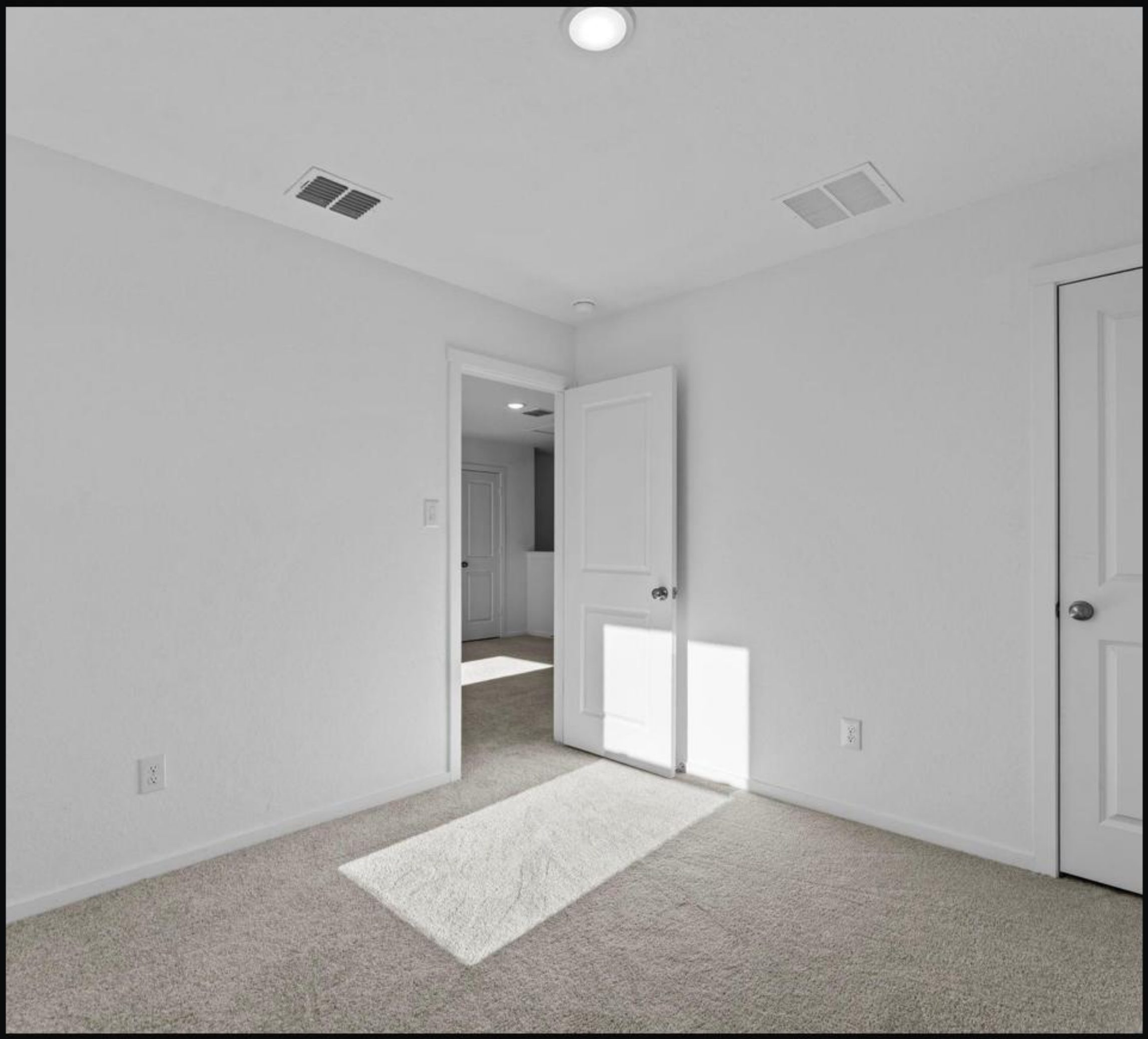
108 Ellendale PL · MLS #4213446

Kitchen · Listed by Keller Williams City-View



108 Ellendale PL · MLS #4213446

Living room · Listed by Keller Williams City-View



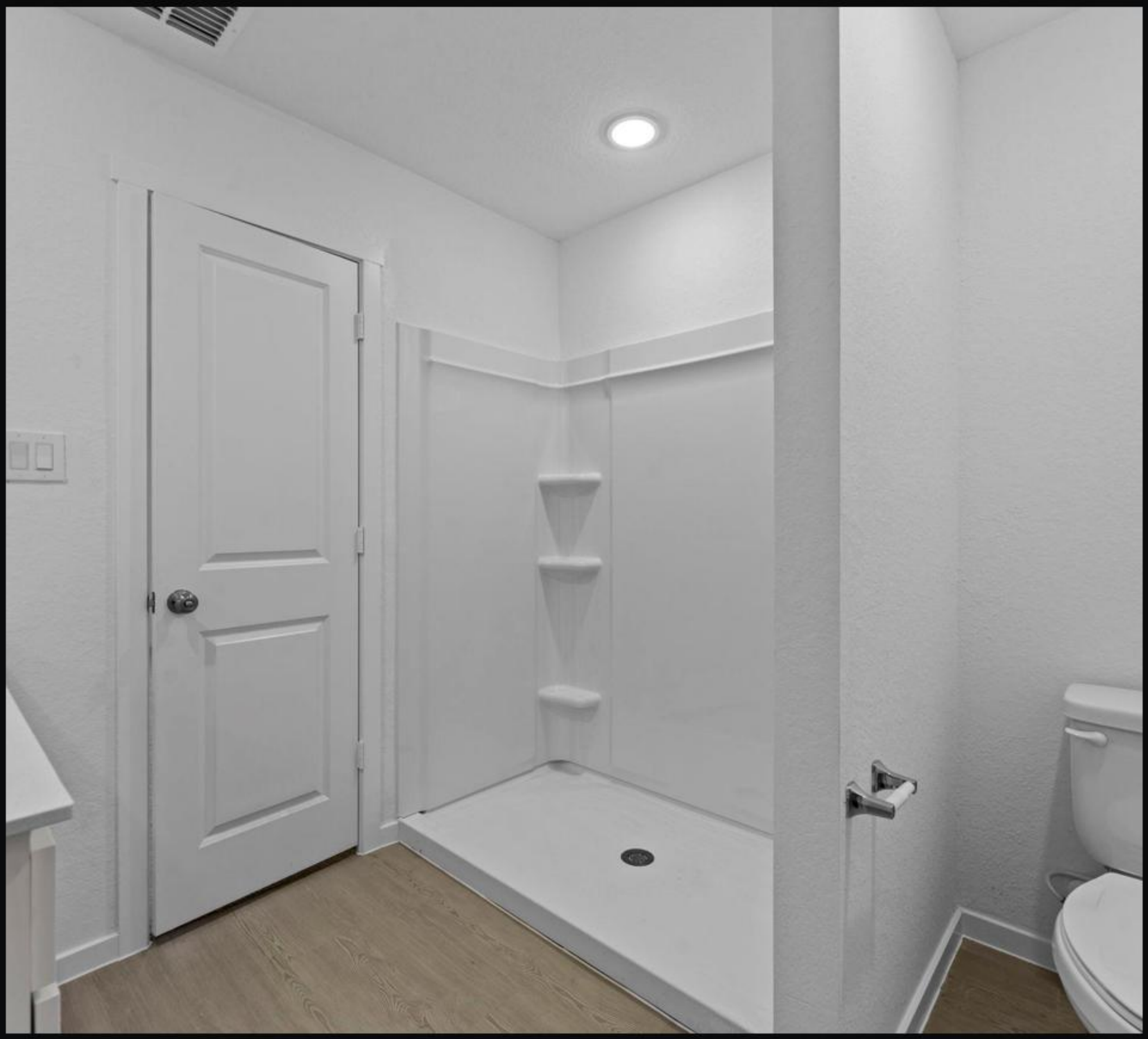
108 Ellendale PL · MLS #4213446

Bedroom · Listed by Keller Williams City-View



108 Ellendale PL · MLS #4213446

Backyard · Listed by Keller Williams City-View



108 Ellendale PL · MLS #4213446

Bathroom · Listed by Keller Williams City-View

Deal of the Week

108 Ellendale PL · MLS #4213446

$294,000

4 bed · 2.5 bath · 1,891 sq ft

listed 22% below the ALEX valuation; 12% under the local price per sq ft.

ALEX valuation: $375,000 (range $327,000–$409,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams City-View

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex-companies.com · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.