



Fredericksburg, Virginia.

Current market data.

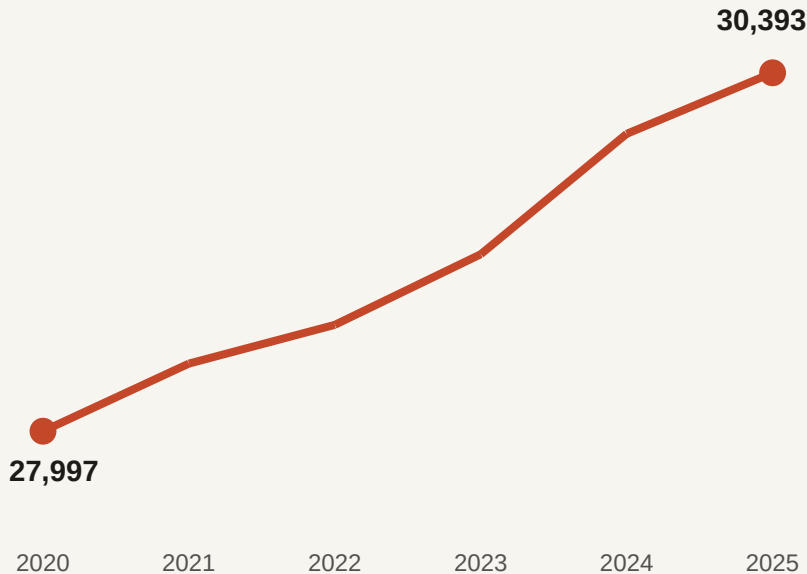
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.6% since 2020.

30,393

people, the 19th-largest of Virginia's cities and towns.

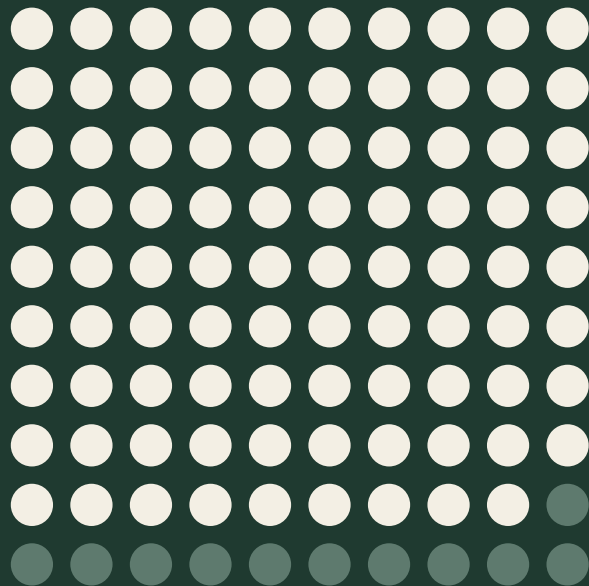


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

89.4%

of 24,298 jobs located in Fredericksburg are filled by
in-commuters.



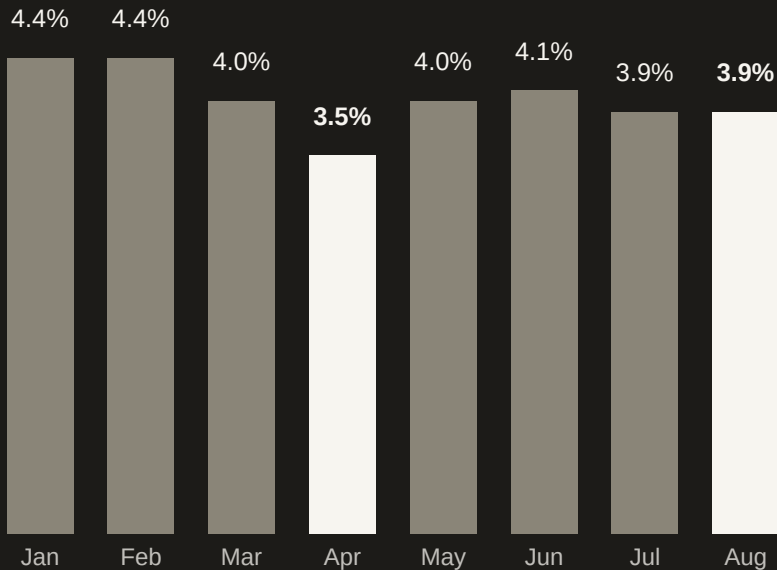
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

3.9%

in August 2026, the latest month released. A year earlier it was 3.9%.

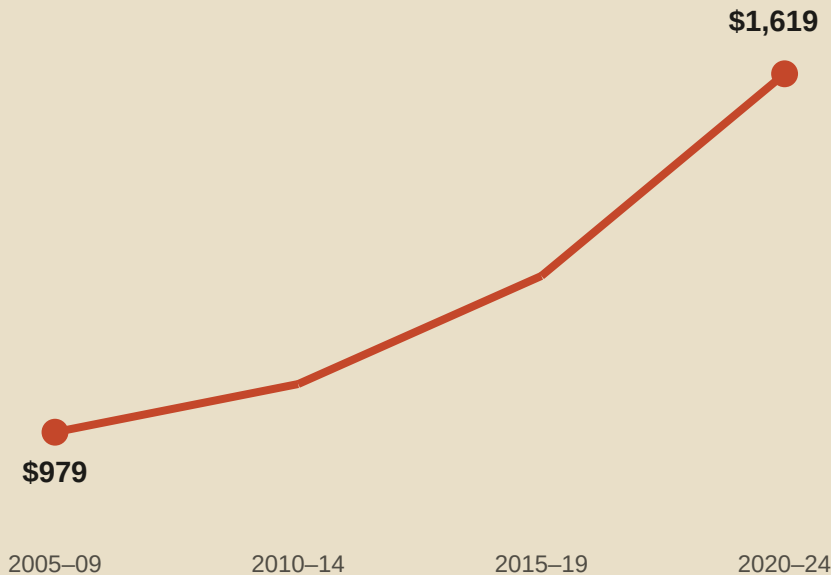


RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,619

a month. Virginia's median is \$1,579.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,433 gap between neighbors, the sharpest rent edge between adjacent tracts in Fredericksburg city.

TRACT 2.02

\$381

TRACT 5

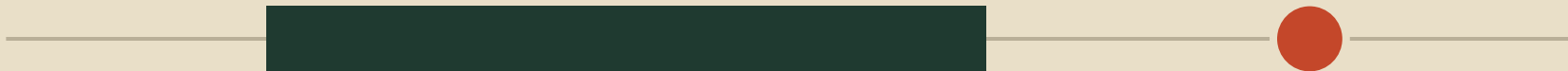
\$1,814



ROOM TO BUILD

The median rent is above what local wages can carry.

\$938–\$1,408



\$1,619 median

is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

1,511

homes permitted in ten years,
2016–2025

47%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 12,419 homes here.

76–243

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 26%
more than Virginia's.

\$483,700

median home value in Fredericksburg.

Fredericksburg



\$483,700

Virginia



\$383,700

U.S.



\$332,700

THAT WAS FREDERICKSBURG'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/va/fredericksburg/

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