

THE LONG & FOSTER MARKET MINUTE™

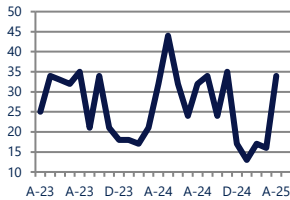
FOCUS ON: **EAST FAIRFAX HOUSING MARKET**

APRIL 2025

Zip Code(s): 22031

Units Sold

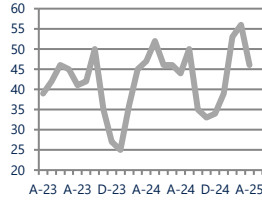
34



Up
Vs. Year Ago

Active Inventory

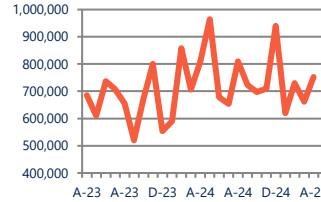
46



Down -2%
Vs. Year Ago

Median Sale Price

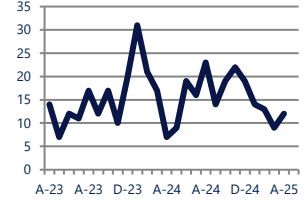
\$752,500



Down -7%
Vs. Year Ago

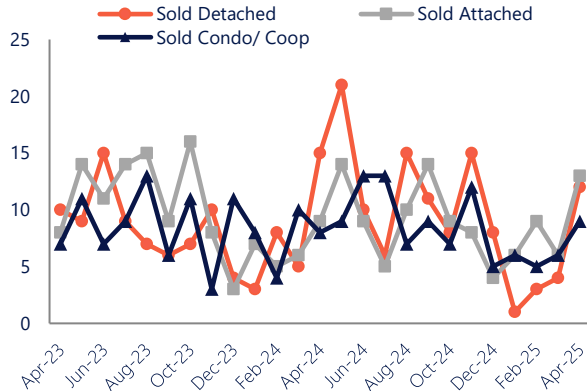
Days On Market

12



Up
Vs. Year Ago

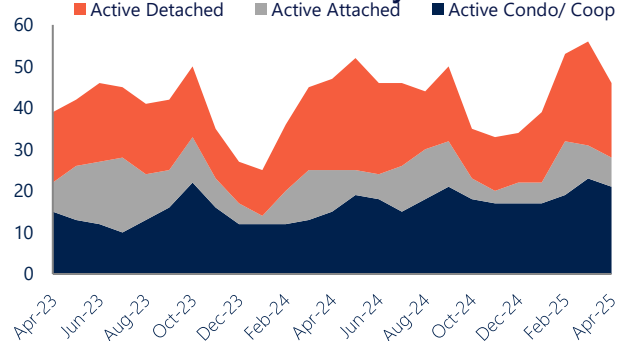
Units Sold*



Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 34 sold this month in East Fairfax. This month's total units sold was higher than at this time last year, an increase from April 2024.

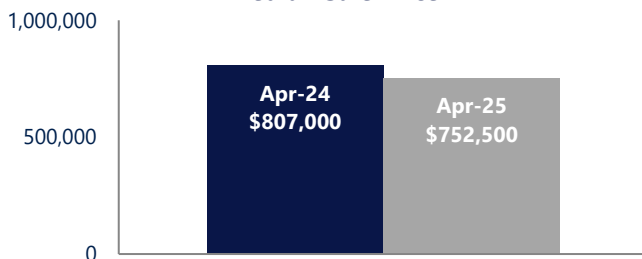
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this April was 46 compared to 47 in April 2024. This month's total of 46 is lower than the previous month's total supply of available inventory of 56, a decrease of 18%.

Median Sale Price



Median Sale Price

Last April, the median sale price for East Fairfax Homes was \$807,000. This April, the median sale price was \$752,500, a decrease of 7% or \$54,500 compared to last year. The current median sold price is 14% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

East Fairfax are defined as properties listed in zip code/s 22031.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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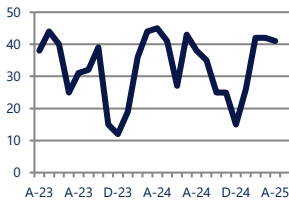
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APRIL 2025

Zip Code(s): 22031

New Listings

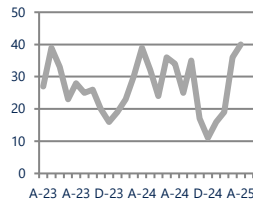
41



Down -9%
Vs. Year Ago

Current Contracts

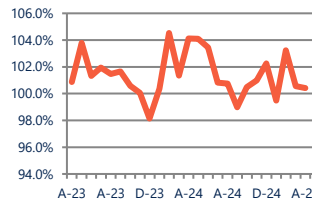
40



Up 3%
Vs. Year Ago

Sold Vs. List Price

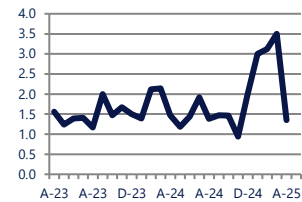
100.4%



Down -3.6%
Vs. Year Ago

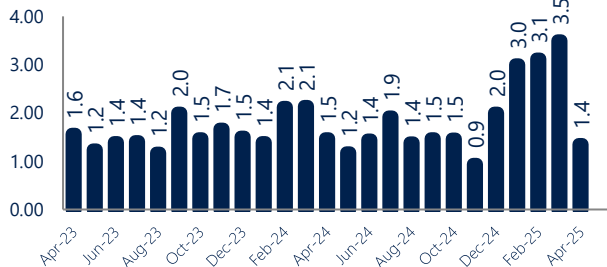
Months of Supply

1.4



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

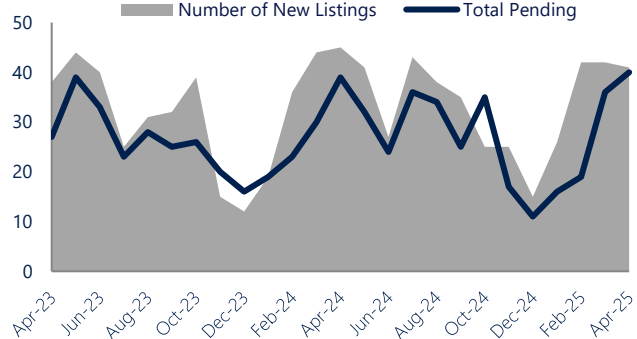
In April, there was 1.4 months of supply available in East Fairfax, compared to 1.5 in April 2024. That is a decrease of 8% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

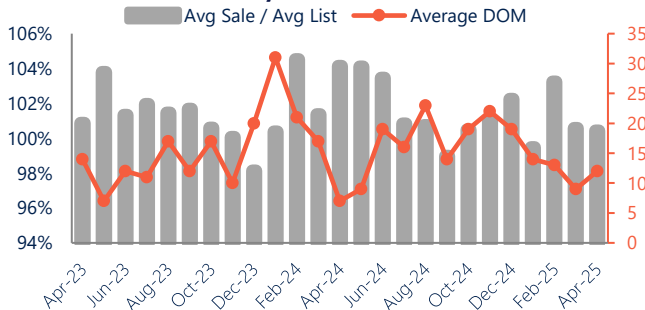
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in East Fairfax compared to 45 in April 2024, a decrease of 9%. There were 40 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 3% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in East Fairfax was 100.4% of the average list price, which is 3.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 7. This increase was impacted by the limited number of sales.

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