

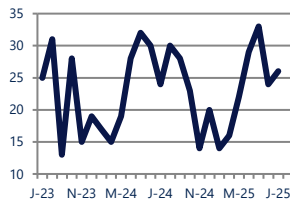
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX CITY HOUSING MARKET**

JULY 2025

Units Sold

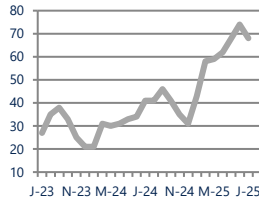
26



Up 8%
Vs. Year Ago

Active Inventory

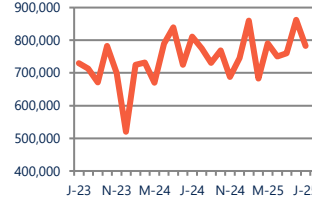
68



Up 66%
Vs. Year Ago

Median Sale Price

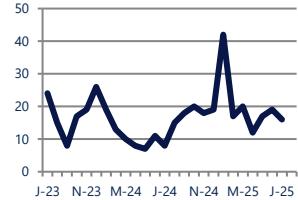
\$782,500



Down -3%
Vs. Year Ago

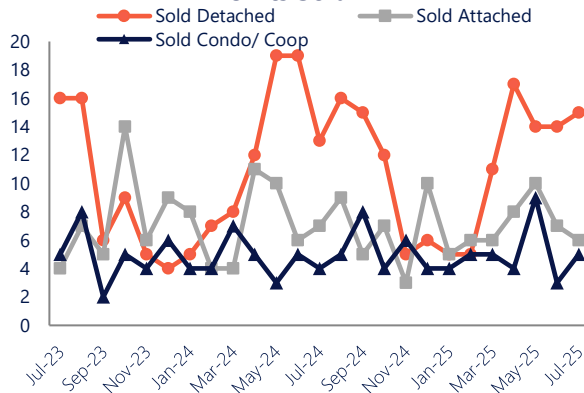
Days On Market

16



Up
Vs. Year Ago

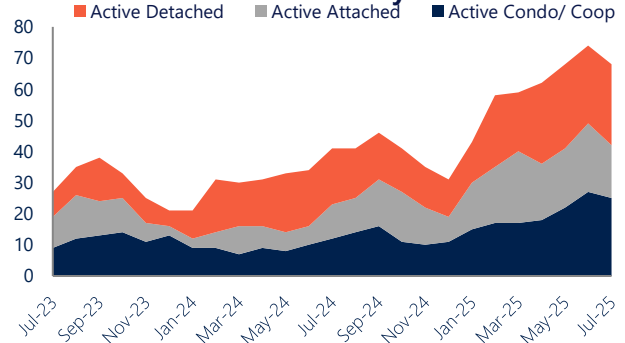
Units Sold*



Units Sold

There was an increase in total units sold in July, with 26 sold this month in Fairfax City versus 24 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 8% versus July 2024.

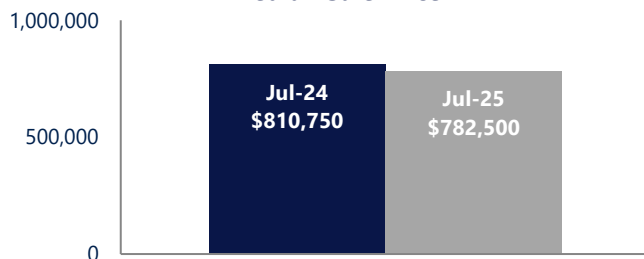
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 66%. The total number of active inventory this July was 68 compared to 41 in July 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 74, a decrease of 8%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Fairfax City Homes was \$810,750. This July, the median sale price was \$782,500, a decrease of 3% or \$28,250 compared to last year. The current median sold price is 9% lower than in June.

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

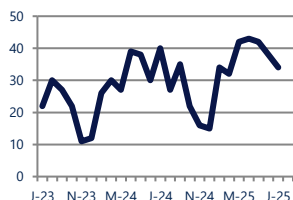
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX CITY HOUSING MARKET**

JULY 2025

New Listings

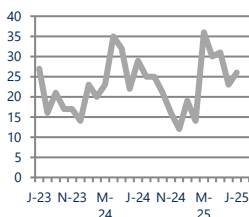
34



Down -15%
Vs. Year Ago

Current Contracts

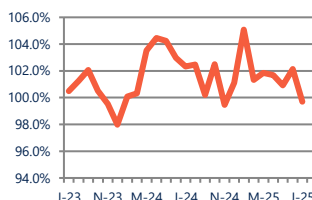
26



Down -10%
Vs. Year Ago

Sold Vs. List Price

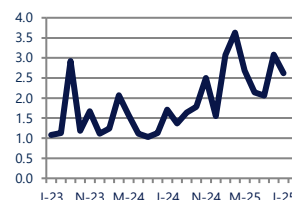
99.7%



Down -2.6%
Vs. Year Ago

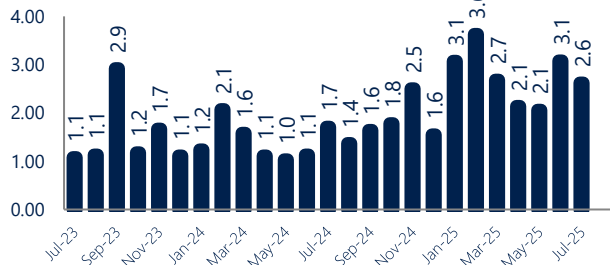
Months of Supply

2.6



Up 53%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.6 months of supply available in Fairfax City, compared to 1.7 in July 2024. That is an increase of 53% versus a year ago.

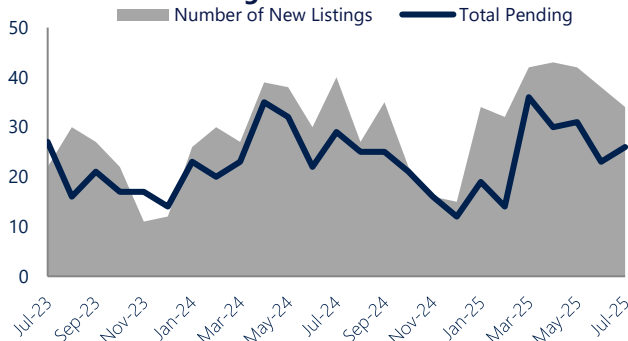
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

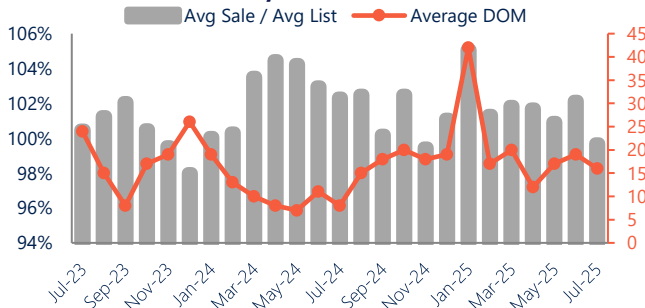
This month there were 34 homes newly listed for sale in Fairfax City compared to 40 in July 2024, a decrease of 15%.

There were 26 current contracts pending sale this July compared to 29 a year ago. The number of current contracts is 10% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Fairfax City was 99.7% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.