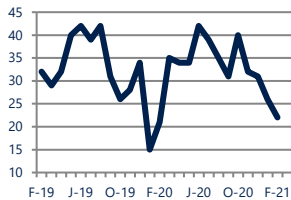




Units Sold

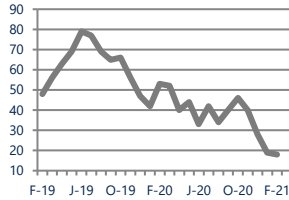
22



Up 5%
Vs. Year Ago

Active Inventory

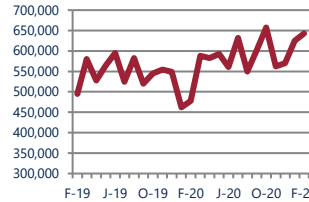
18



Down -66%
Vs. Year Ago

Median Sale Price

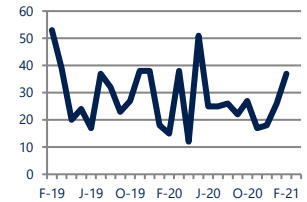
\$642,944



Up
Vs. Year Ago

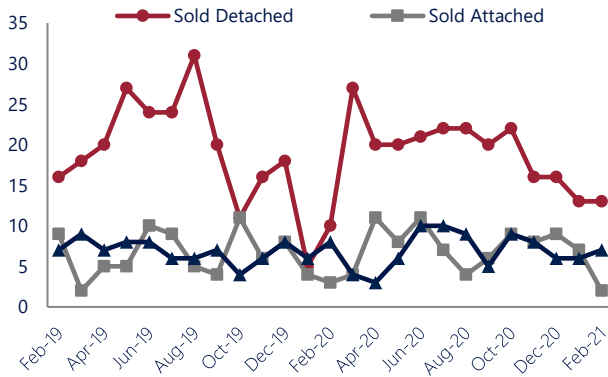
Days On Market

37



Up
Vs. Year Ago

Units Sold*



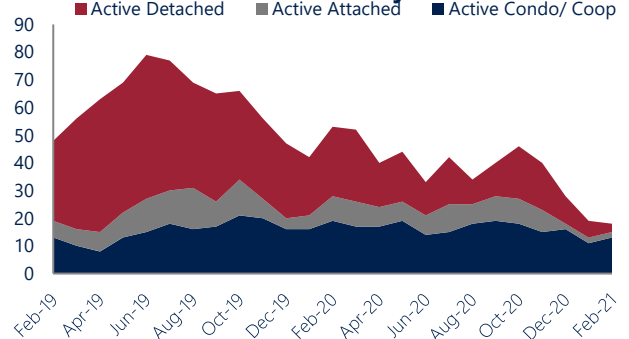
Units Sold

There was a decrease in total units sold in February, with 22 sold this month in Fairfax City versus 26 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 5% versus February 2020.

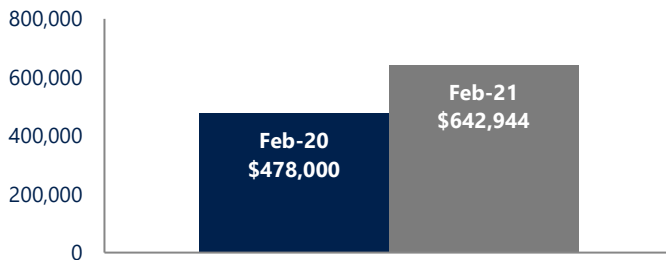
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 66%. The total number of active inventory this February was 18 compared to 53 in February 2020. This month's total of 18 is lower than the previous month's total supply of available inventory of 19, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Fairfax City Homes was \$478,000. This February, the median sale price was \$642,944, an increase of \$164,944 compared to last year. The current median sold price is higher than in January. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



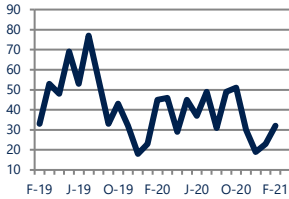
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

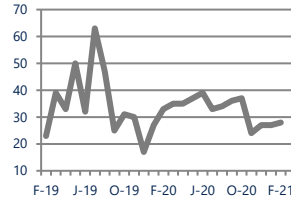
32



Down -29%
Vs. Year Ago

Current Contracts

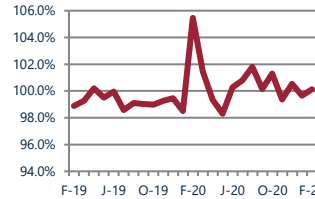
28



Down -15%
Vs. Year Ago

Sold Vs. List Price

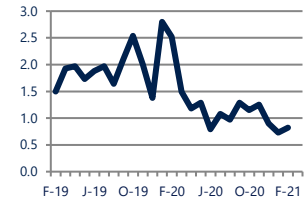
100.1%



Down
Vs. Year Ago

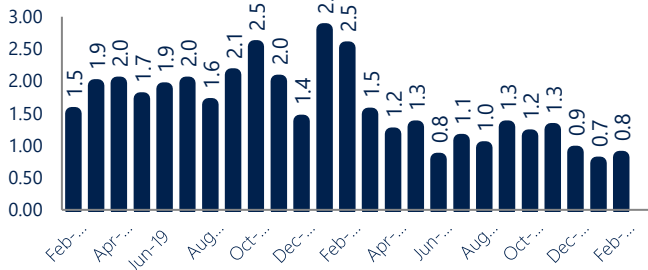
Months of Supply

0.8



Down -67%
Vs. Year Ago

Months Of Supply



Months of Supply

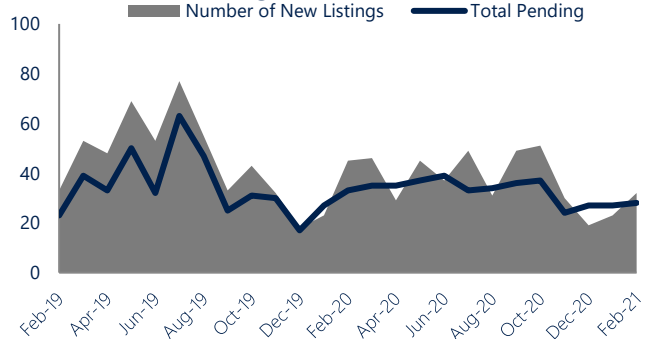
In February, there was 0.8 months of supply available in Fairfax City, compared to 2.5 in February 2020. That is a decrease of 68% versus a year ago.

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.

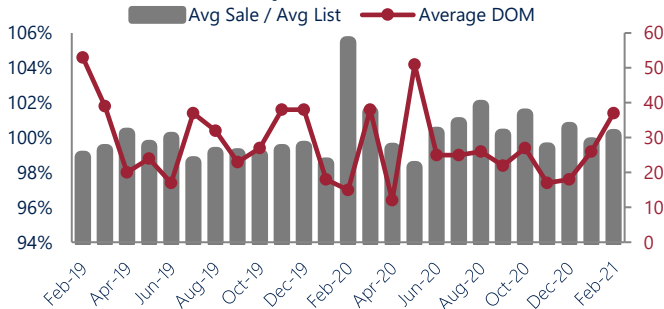
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Fairfax City compared to 45 in February 2020, a decrease of 29%. There were 28 current contracts pending sale this February compared to 33 a year ago. The number of current contracts is 15% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Fairfax City was 100.1% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.



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