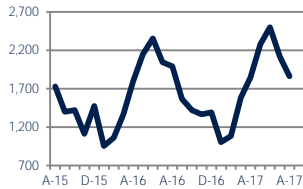


Units Sold

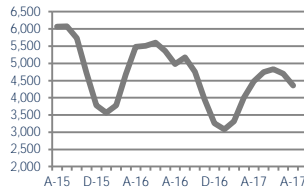
1,864



Down -6%
Vs. Year Ago

Active Inventory

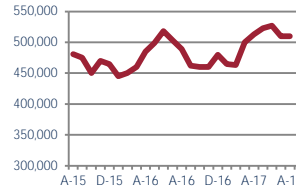
4,353



Down -13%
Vs. Year Ago

Median Sale Price

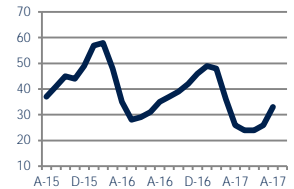
\$510,000



Up 4%
Vs. Year Ago

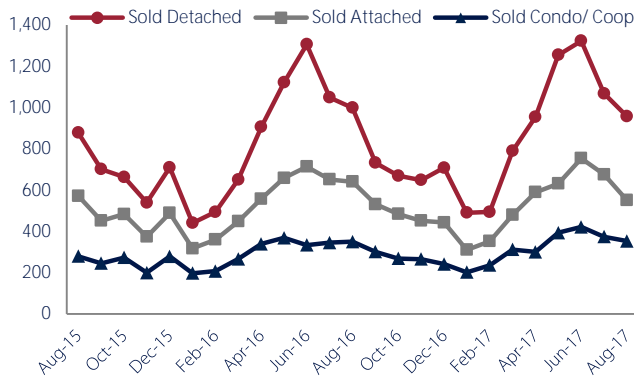
Days On Market

33



Down -6%
Vs. Year Ago

Units Sold*



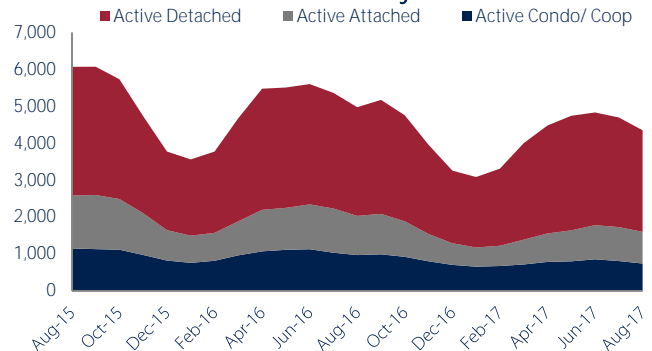
Units Sold

There was a decrease in total units sold in August, with 1,864 sold this month in Fairfax County, Fairfax City, and Falls Church versus 2,119 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 6% versus August 2016.

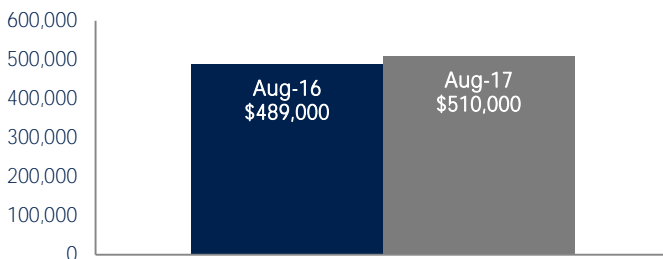
Active Inventory

Versus last year, the total number of homes available this month is lower by 624 units or 13%. The total number of active inventory this August was 4,353 compared to 4,977 in August 2016. This month's total of 4,353 is lower than the previous month's total supply of available inventory of 4,699, a decrease of 7%.

Active Inventory*



Median Sale Price



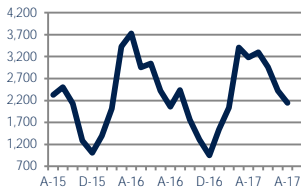
Median Sale Price

Last August, the median sale price for Fairfax County, Fairfax City, and Falls Church Homes was \$489,000. This August, the median sale price was \$510,000, an increase of 4% or \$21,000 compared to last year. The current median sold price is approximately the same as the median price in July.

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

New Listings

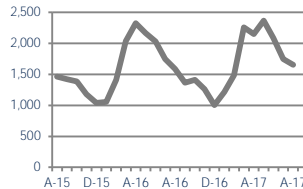
2,148



Up 4%
Vs. Year Ago

Current Contracts

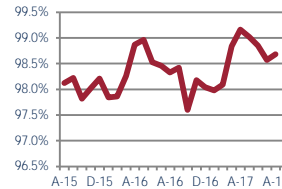
1,657



Up 4%
Vs. Year Ago

Sold Vs. List Price

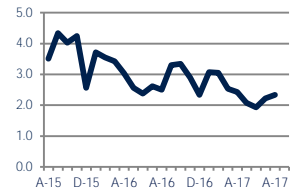
98.7%



No Change
Vs. Year Ago

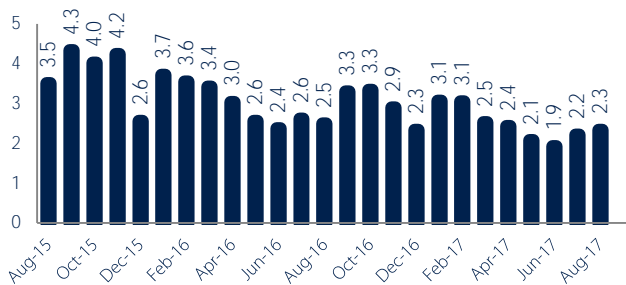
Months of Supply

2.3



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

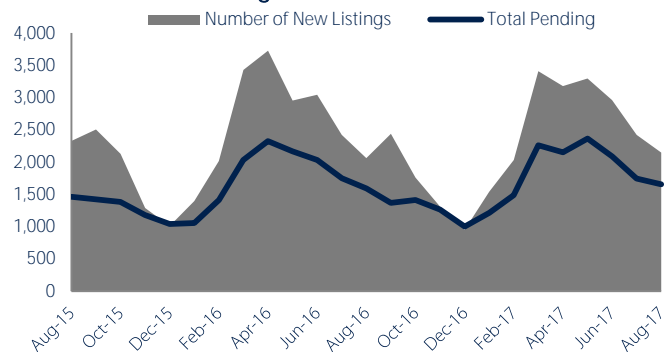
In August, there was 2.3 months of supply available in Fairfax County, Fairfax City, and Falls Church, compared to 2.5 in August 2016. That is a decrease of 7% versus a year ago.

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.

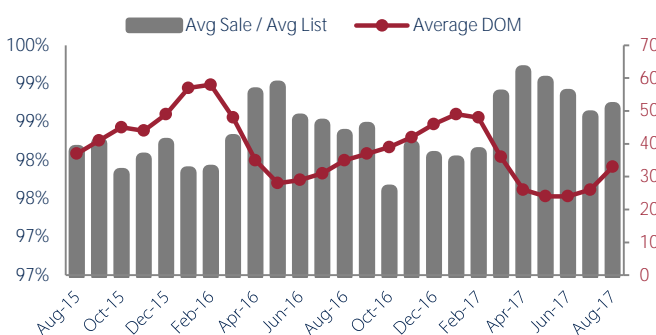
New Listings & Current Contracts

This month there were 2,148 homes newly listed for sale in Fairfax County, Fairfax City, and Falls Church compared to 2,062 in August 2016, an increase of 4%. There were 1,657 current contracts pending sale this August compared to 1,590 a year ago. The number of current contracts is 4% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Fairfax County, Fairfax City, and Falls Church was 98.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 35, a decrease of 6%.