

# THE LONG & FOSTER MARKET MINUTE™

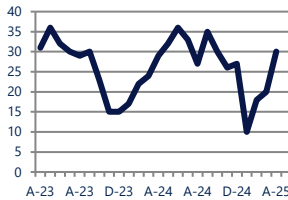
FOCUS ON: **LORTON, MASON NECK, AND FORT BELVOIR HOUSING MARKET**

APRIL 2025

Zip Code(s): 22079 and 22060

## Units Sold

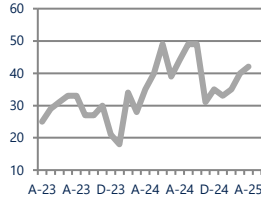
30



**Up**  
Vs. Year Ago

## Active Inventory

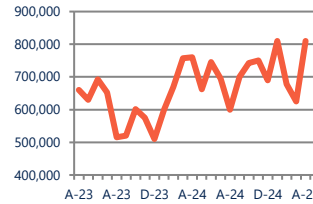
42



**Up 20%**  
Vs. Year Ago

## Median Sale Price

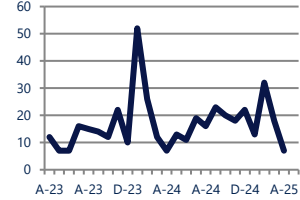
\$810,000



**Up**  
Vs. Year Ago

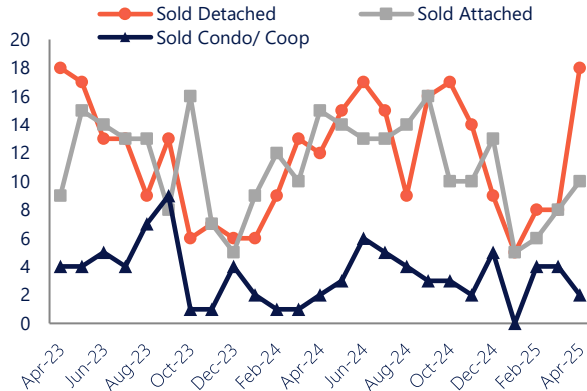
## Days On Market

7



**No Change**  
Vs. Year Ago

## Units Sold\*



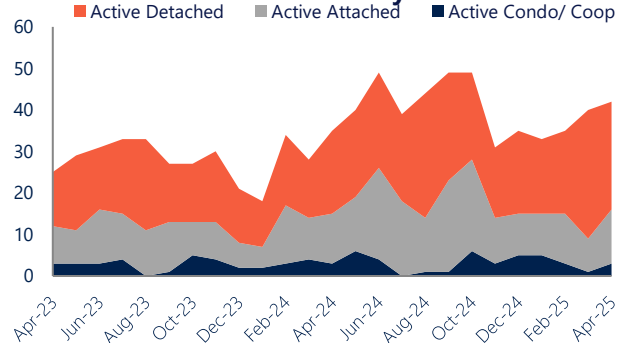
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 30 sold this month in Lorton, Mason Neck, and Fort Belvoir. This month's total units sold was higher than at this time last year, an increase from April 2024.

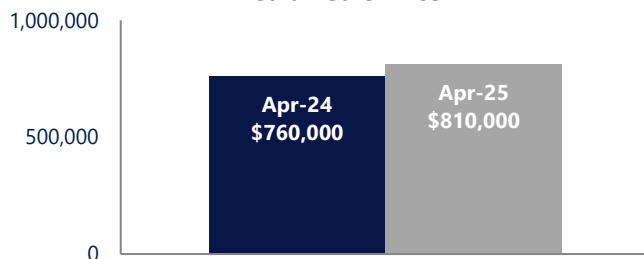
## Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 20%. The total number of active inventory this April was 42 compared to 35 in April 2024. This month's total of 42 is higher than the previous month's total supply of available inventory of 40, an increase 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 April, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$760,000. This April, the median sale price was \$810,000, an increase of \$50,000 compared to last year. The current median sold price is 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.

Lorton, Mason Neck, and Fort Belvoir are defined as properties listed in zip code/s 22079 and 22060.

\*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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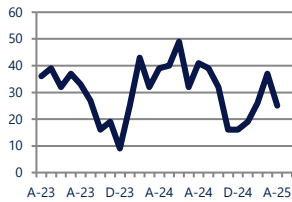
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APRIL 2025

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## New Listings

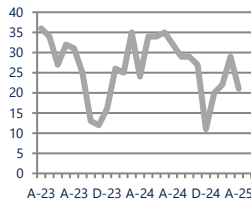
25



**Down -36%**  
Vs. Year Ago

## Current Contracts

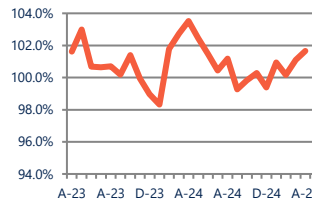
21



**Down -13%**  
Vs. Year Ago

## Sold Vs. List Price

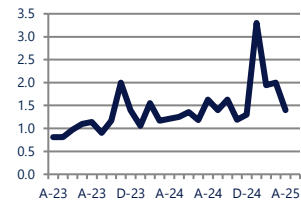
101.7%



**Down -1.8%**  
Vs. Year Ago

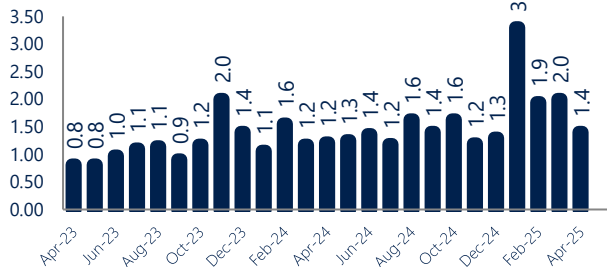
## Months of Supply

1.4



**Up 16%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

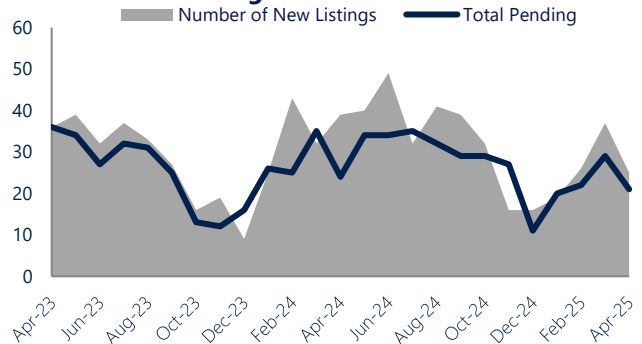
In April, there was 1.4 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 1.2 in April 2024. That is an increase of 16% versus a year ago.

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.

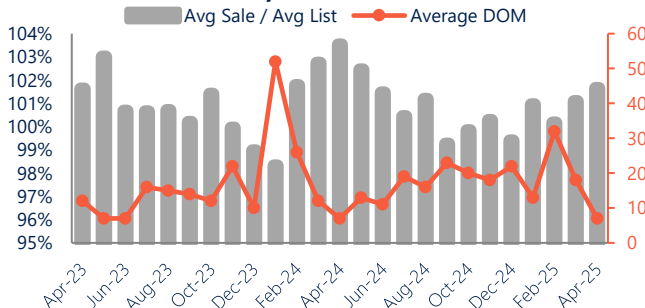
## New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 39 in April 2024, a decrease of 36%. There were 21 current contracts pending sale this April compared to 24 a year ago. The number of current contracts is 13% lower 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 Lorton, Mason Neck, and Fort Belvoir was 101.7% of the average list price, which is 1.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 7, which is similar compared to a year ago.

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