



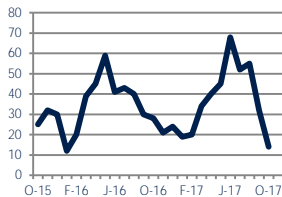
Focus On: South Fairfax Housing Market

October 2017

Zip Code(s): 22032

Units Sold

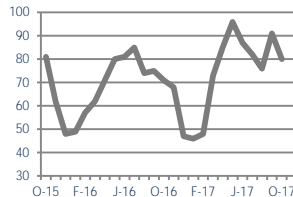
14



Down
Vs. Year Ago

Active Inventory

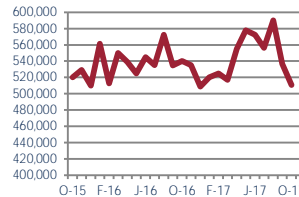
80



Up 13%
Vs. Year Ago

Median Sale Price

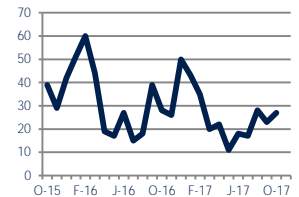
\$510,750



Down -5%
Vs. Year Ago

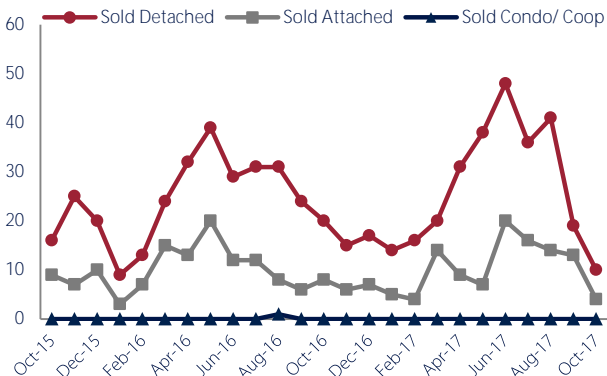
Days On Market

27



Down -4%
Vs. Year Ago

Units Sold*



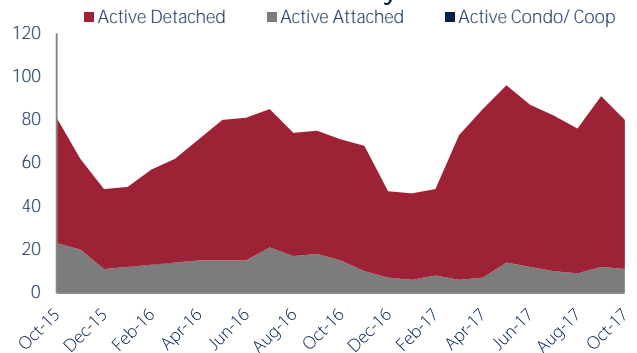
Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 14 sold this month in South Fairfax. This month's total units sold was lower than at this time last year, a decrease from October 2016.

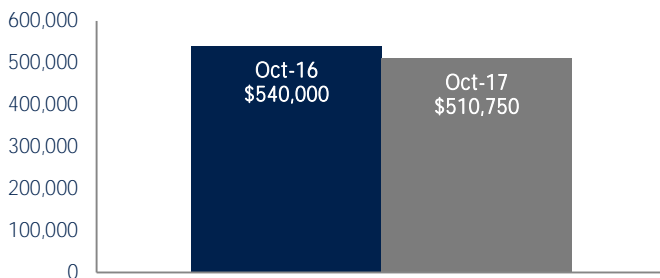
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 13%. The total number of active inventory this October was 80 compared to 71 in October 2016. This month's total of 80 is lower than the previous month's total supply of available inventory of 91, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for South Fairfax Homes was \$540,000. This October, the median sale price was \$510,750, a decrease of 5% or \$29,250 compared to last year. The current median sold price is 5% lower than in September.

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



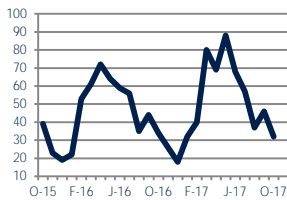
Focus On: South Fairfax Housing Market

October 2017

Zip Code(s): 22032

New Listings

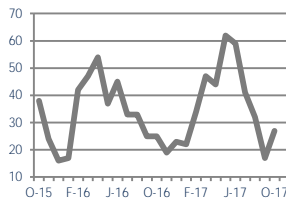
32



Down -6%
Vs. Year Ago

Current Contracts

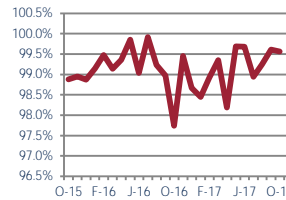
27



Up 8%
Vs. Year Ago

Sold Vs. List Price

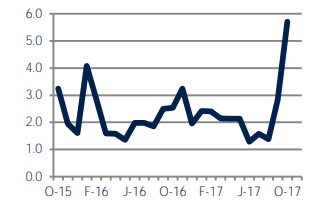
99.6%



Up 1.9%
Vs. Year Ago

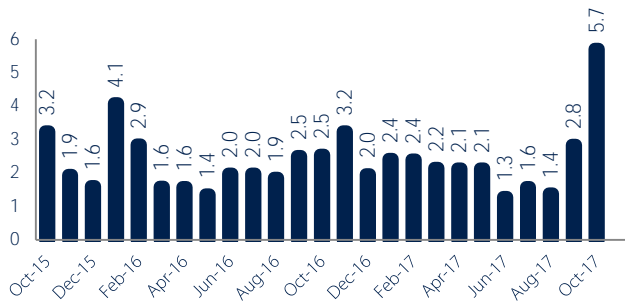
Months of Supply

5.7



Up 125%
Vs. Year Ago

Months Of Supply



Months of Supply

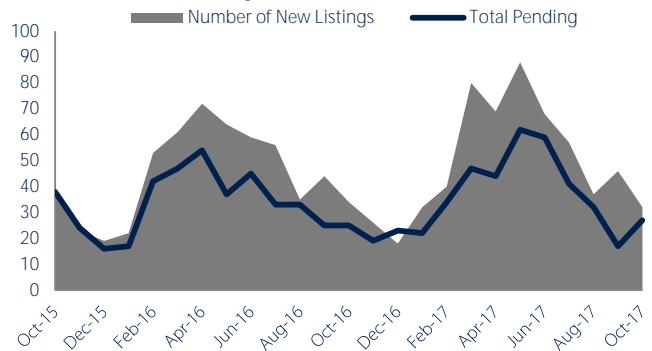
In October, there was 5.7 months of supply available in South Fairfax, compared to 2.5 in October 2016. That is an increase of 125% versus a year ago.

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.

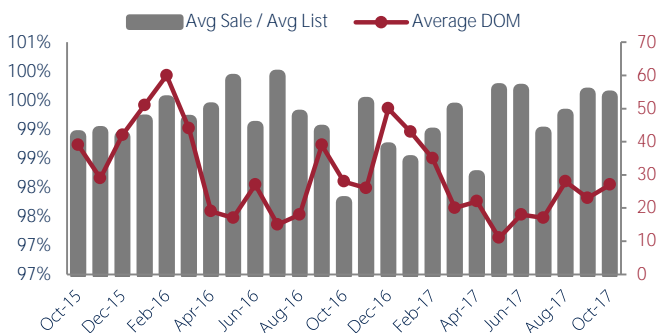
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in South Fairfax compared to 34 in October 2016, a decrease of 6%. There were 27 current contracts pending sale this October compared to 25 a year ago. The number of current contracts is 8% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in South Fairfax was 99.6% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 28, a decrease of 4%.