

# THE LONG & FOSTER MARKET MINUTE™

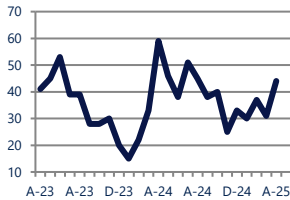
FOCUS ON: **WEST FAIRFAX HOUSING MARKET**

APRIL 2025

Zip Code(s): 22033

## Units Sold

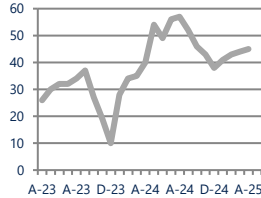
44



**Down -25%**  
Vs. Year Ago

## Active Inventory

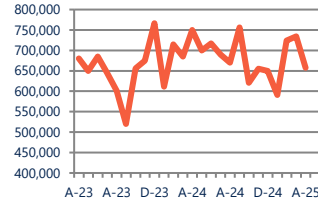
45



**Up 13%**  
Vs. Year Ago

## Median Sale Price

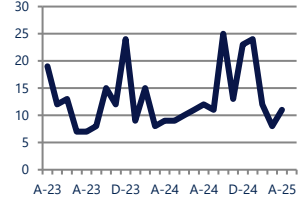
\$657,750



**Down -12%**  
Vs. Year Ago

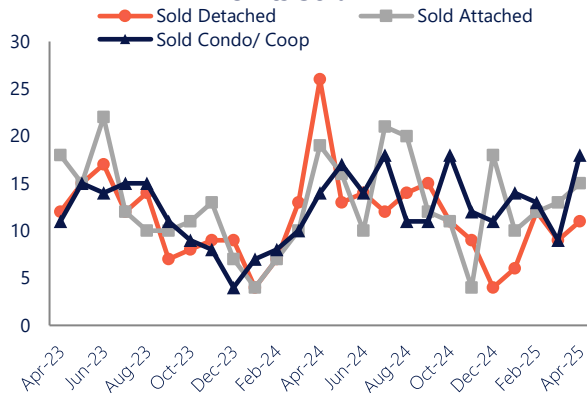
## Days On Market

11



**Up 22%**  
Vs. Year Ago

### Units Sold\*



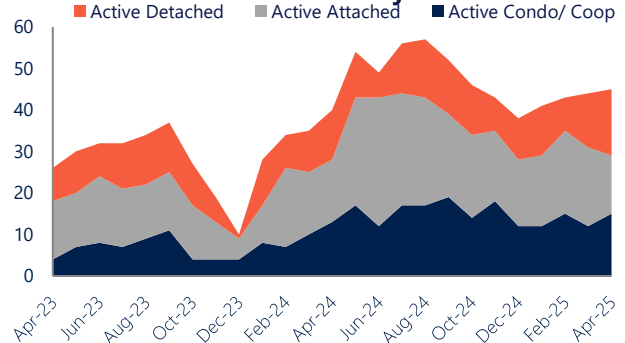
## Units Sold

There was an increase in total units sold in April, with 44 sold this month in West Fairfax. This month's total units sold was lower than at this time last year.

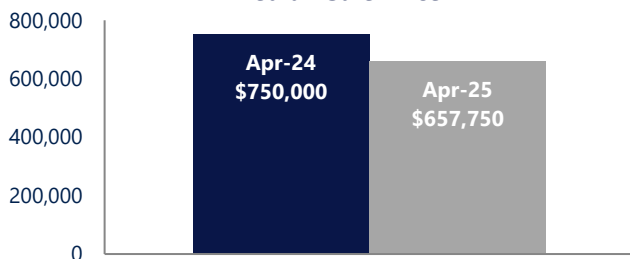
## Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 13%. The total number of active inventory this April was 45 compared to 40 in April 2024. This month's total of 45 is higher than the previous month's total supply of available inventory of 44, an increase of 2%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for West Fairfax Homes was \$750,000. This April, the median sale price was \$657,750, a decrease of 12% or \$92,250 compared to last year. The current median sold price is 10% lower 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.

West Fairfax are defined as properties listed in zip code/s 22033.

\*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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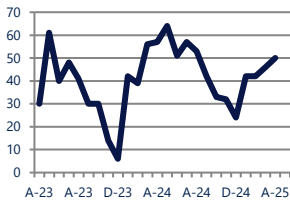
FOCUS ON: **WEST FAIRFAX HOUSING MARKET**

APRIL 2025

Zip Code(s): 22033

### New Listings

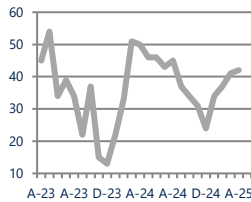
50



**Down -12%**  
Vs. Year Ago

### Current Contracts

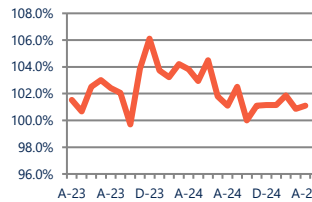
42



**Down -16%**  
Vs. Year Ago

### Sold Vs. List Price

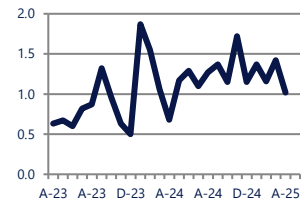
101.1%



**Down -2.6%**  
Vs. Year Ago

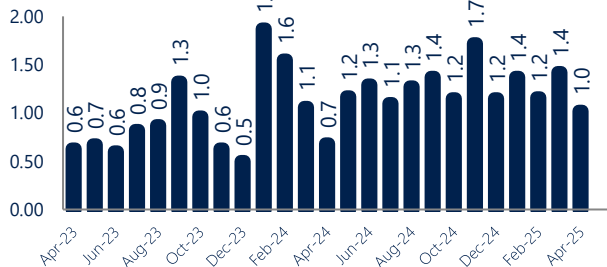
### Months of Supply

1.0



**Up 50%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

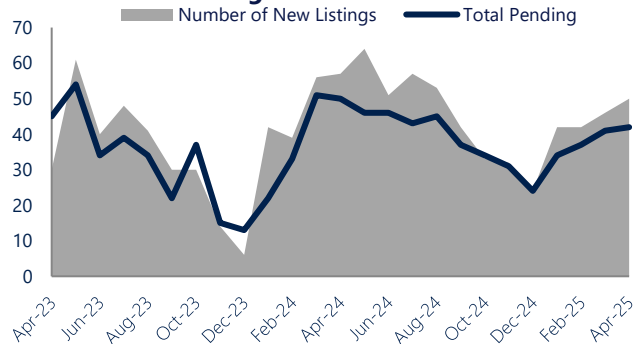
In April, there was 1.0 months of supply available in West Fairfax, compared to 0.7 in April 2024. That is an increase of 51% versus a year ago.

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.

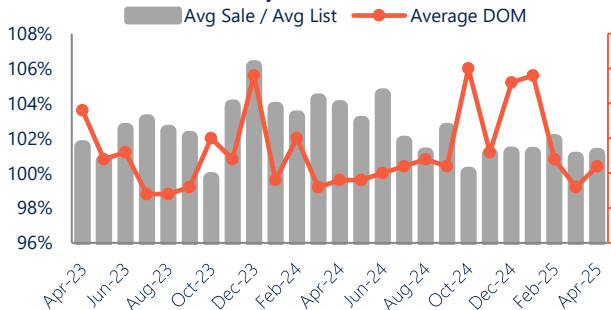
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in West Fairfax compared to 57 in April 2024, a decrease of 12%. There were 42 current contracts pending sale this April compared to 50 a year ago. The number of current contracts is 16% 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 West Fairfax was 101.1% of the average list price, which is 2.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 11, higher than the average last year, which was 9, an increase of 22%.

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