



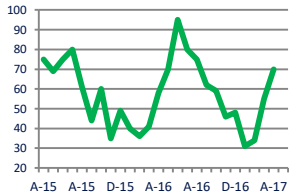
Focus On: West Fairfax Housing Market

April 2017

Zip Code(s): 22033

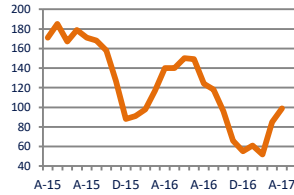
Units Sold

70



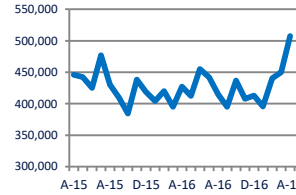
Active Inventory

99



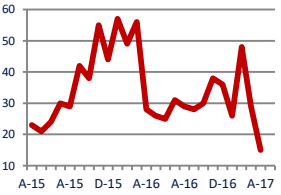
Median Sale Price

\$507,250



Days On Market

15



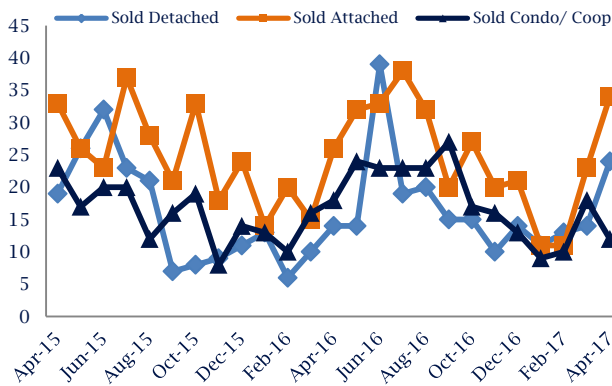
Up 21%
Vs. Year Ago

Down -29%
Vs. Year Ago

Up 19%
Vs. Year Ago

Down -46%
Vs. Year Ago

Units Sold*



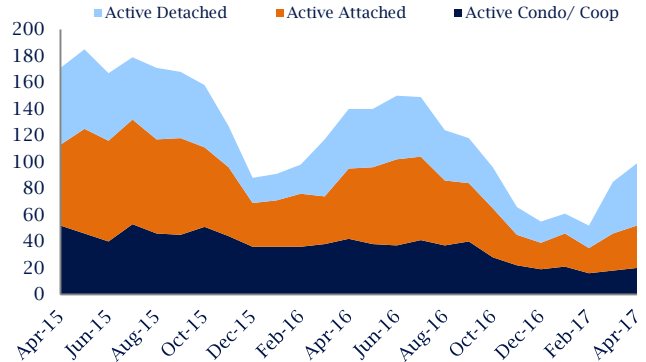
Units Sold

There was an increase in total units sold in April, with 70 sold this month in West Fairfax versus 55 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 21% versus April 2016.

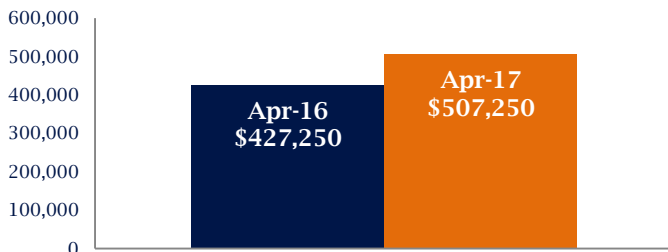
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 29%. The total number of active inventory this April was 99 compared to 140 in April 2016. This month's total of 99 is higher than the previous month's total supply of available inventory of 85, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Fairfax Homes was \$427,250. This April, the median sale price was \$507,250, an increase of 19% or \$80,000 compared to last year. The current median sold price is 13% 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.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



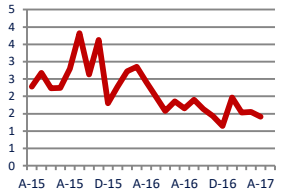
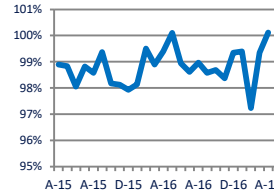
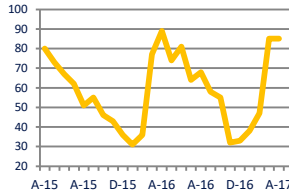
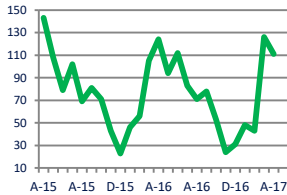


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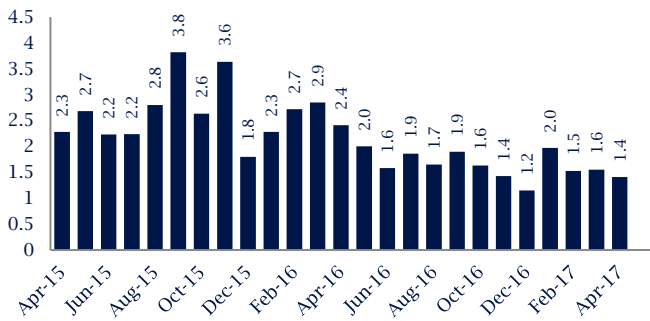
Zip Code(s): 22033

New Listings 111	Current Contracts 85	Sold Vs. List Price 100.1%	Months of Supply 1.4
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Down -10% Vs. Year Ago	Down -4% Vs. Year Ago	Up 0.7% Vs. Year Ago	Down -41% Vs. Year Ago
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Months Of Supply



Months of Supply

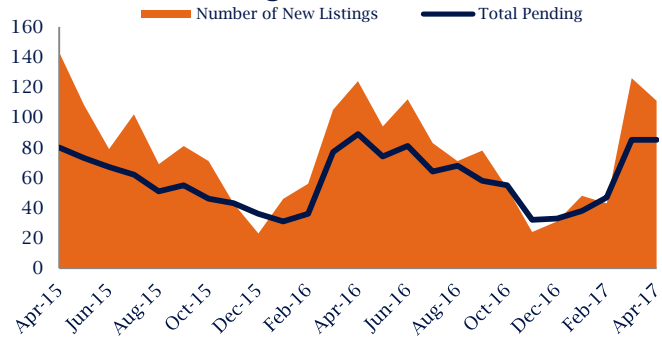
In April, there was 1.4 months of supply available in West Fairfax, compared to 2.4 in April 2016. That is a decrease of 41% versus a year ago.

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.

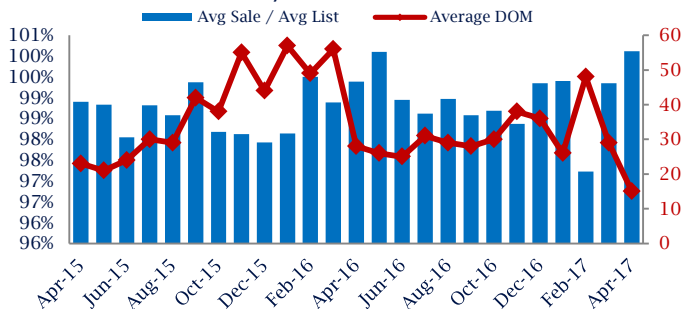
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in West Fairfax compared to 124 in April 2016, a decrease of 10%. There were 85 current contracts pending sale this April compared to 89 a year ago. The number of current contracts remained stable as compared to 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 100.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 28, a decrease of 46%.

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