

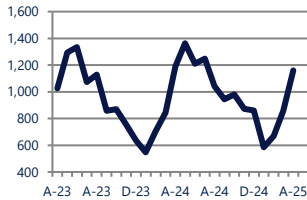
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

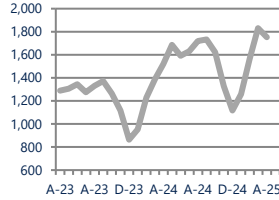
1,159



Down -3%
Vs. Year Ago

Active Inventory

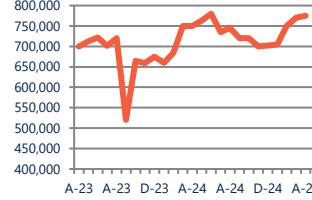
1,752



Up 15%
Vs. Year Ago

Median Sale Price

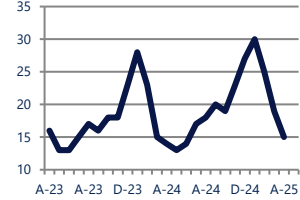
\$775,000



Up 3%
Vs. Year Ago

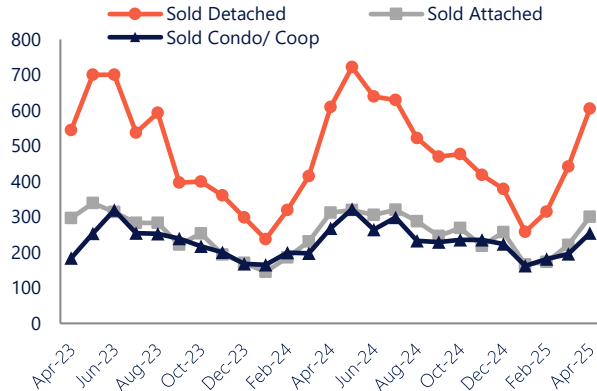
Days On Market

15



Up 7%
Vs. Year Ago

Units Sold*



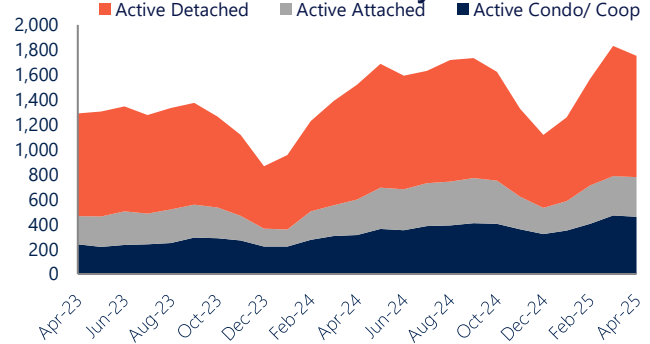
Units Sold

There was an increase in total units sold in April, with 1,159 sold this month in Fairfax County versus 859 last month, an increase of 35%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

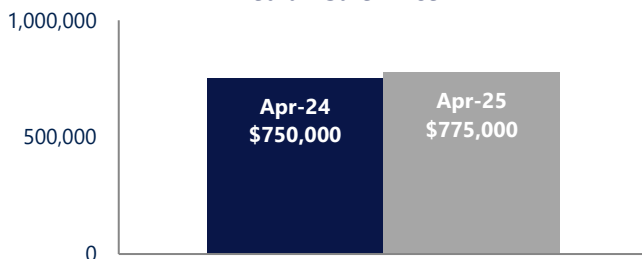
Active Inventory

Versus last year, the total number of homes available this month is higher by 233 units or 15%. The total number of active inventory this April was 1,752 compared to 1,519 in April 2024. This month's total of 1,752 is lower than the previous month's total supply of available inventory of 1,831, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Fairfax County Homes was \$750,000. This April, the median sale price was \$775,000, an increase of 3% or \$25,000 compared to last year. The current median sold price is 1% 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.

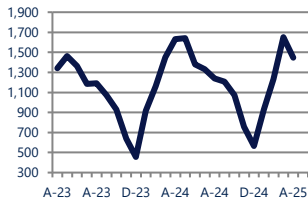
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

APRIL 2025

New Listings

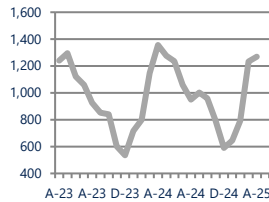
1,448



Down -11%
Vs. Year Ago

Current Contracts

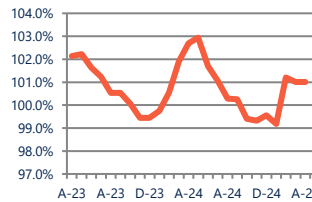
1,268



Down -6%
Vs. Year Ago

Sold Vs. List Price

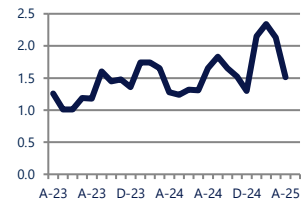
101.0%



Down -1.6%
Vs. Year Ago

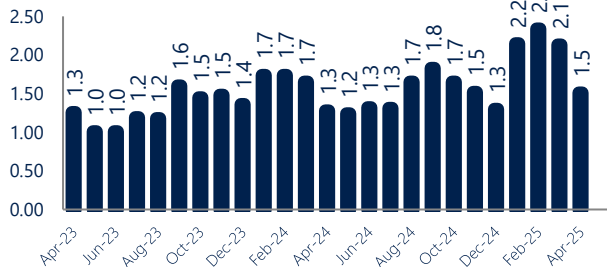
Months of Supply

1.5



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

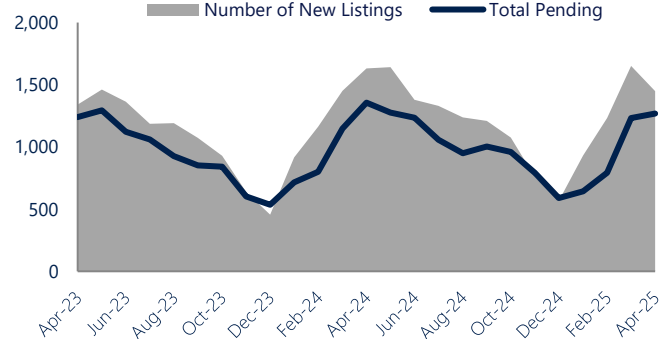
In April, there was 1.5 months of supply available in Fairfax County, compared to 1.3 in April 2024. That is an increase of 18% versus a year ago.

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.

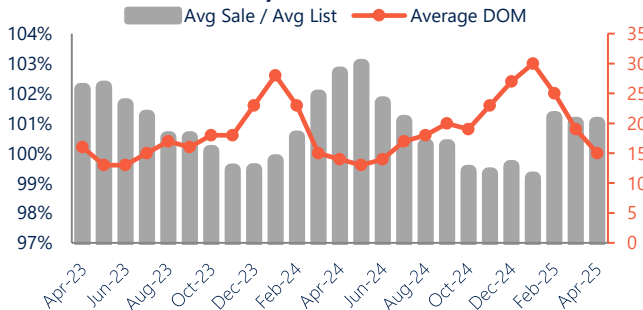
New Listings & Current Contracts

This month there were 1,448 homes newly listed for sale in Fairfax County compared to 1,632 in April 2024, a decrease of 11%. There were 1,268 current contracts pending sale this April compared to 1,356 a year ago. The number of current contracts is 6% 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 Fairfax County was 101.0% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 14, an increase of 7%.