

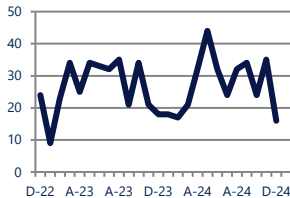
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EAST FAIRFAX HOUSING MARKET** DECEMBER 2024

Zip Code(s): 22031

## Units Sold

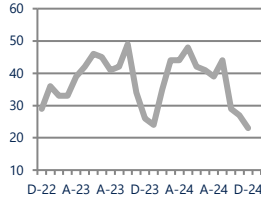
16



**Down**  
Vs. Year Ago

## Active Inventory

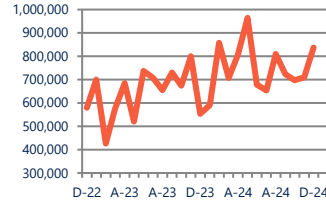
23



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

## Median Sale Price

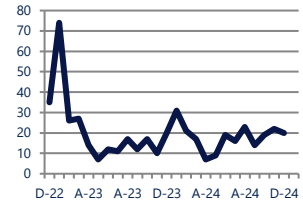
\$837,500



**Up**  
Vs. Year Ago

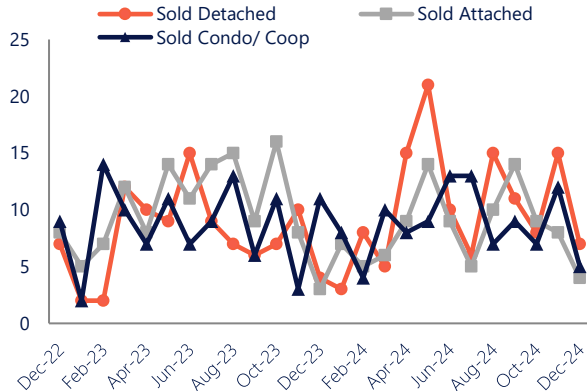
## Days On Market

20



**No Change**  
Vs. Year Ago

### Units Sold\*



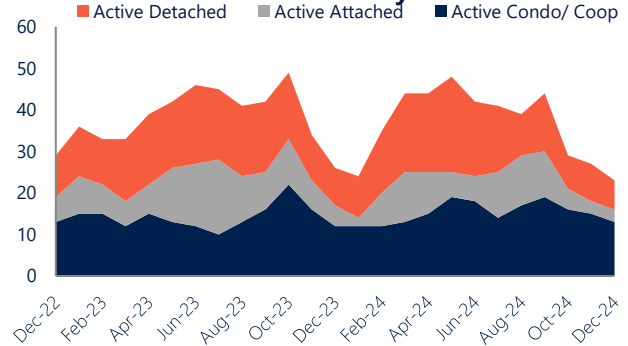
## Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 16 sold this month in East Fairfax. This month's total units sold was lower than at this time last year, a decrease from December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 12%. The total number of active inventory this December was 23 compared to 26 in December 2023. This month's total of 23 is lower than the previous month's total supply of available inventory of 27, a decrease of 15%.

### 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 December, the median sale price for East Fairfax Homes was \$553,200. This December, the median sale price was \$837,500, an increase of \$284,300 compared to last year. The current median sold price is higher than in November.

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

East Fairfax are defined as properties listed in zip code/s 22031.

\*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.

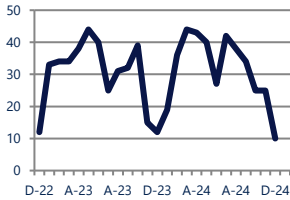
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EAST FAIRFAX HOUSING MARKET** DECEMBER 2024

Zip Code(s): 22031

## New Listings

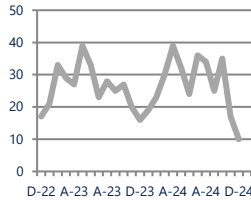
10



**Down -17%**  
Vs. Year Ago

## Current Contracts

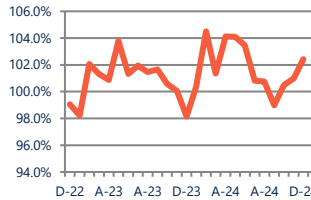
10



**Down -38%**  
Vs. Year Ago

## Sold Vs. List Price

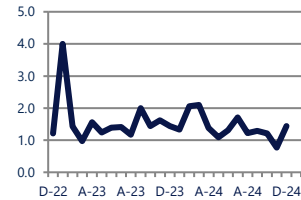
102.4%



**Up 4.4%**  
Vs. Year Ago

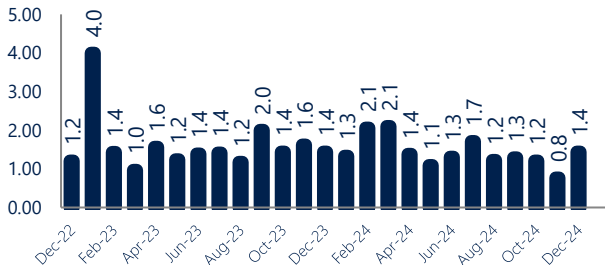
## Months of Supply

1.4



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

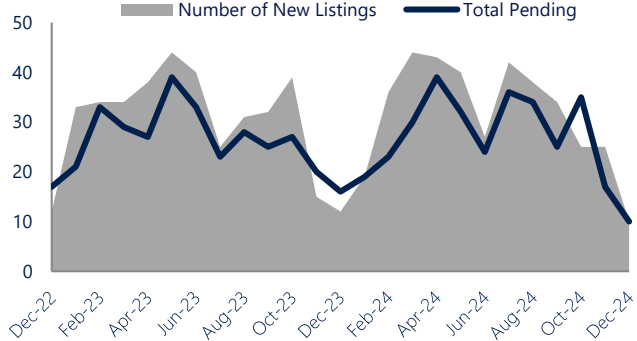
In December, there was 1.4 months of supply available in East Fairfax. The amount of supply is similar compared to a year ago.

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.

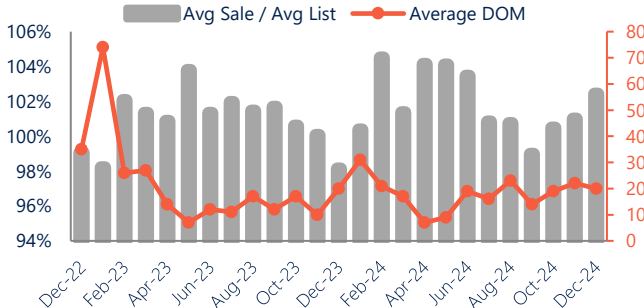
## New Listings & Current Contracts

This month there were 10 homes newly listed for sale in East Fairfax compared to 12 in December 2023, a decrease of 17%. There were 10 current contracts pending sale this December compared to 16 a year ago. The number of current contracts is 38% lower than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in East Fairfax was 102.4% of the average list price, which is 4.3% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 20, which is similar compared to a year ago.

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