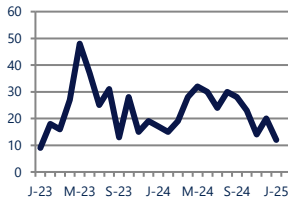


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX CITY HOUSING MARKET** JANUARY 2025

## Units Sold

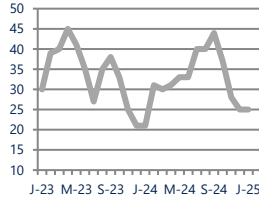
12



**Down**  
Vs. Year Ago

## Active Inventory

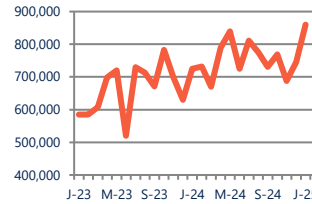
25



**Up 19%**  
Vs. Year Ago

## Median Sale Price

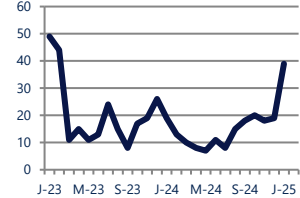
\$860,000



**Up 19%**  
Vs. Year Ago

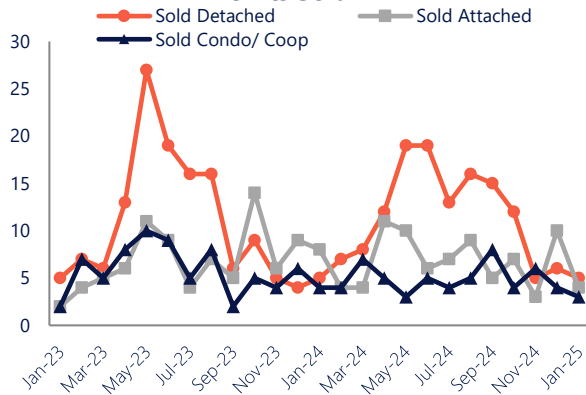
## Days On Market

39



**Up**  
Vs. Year Ago

## Units Sold\*



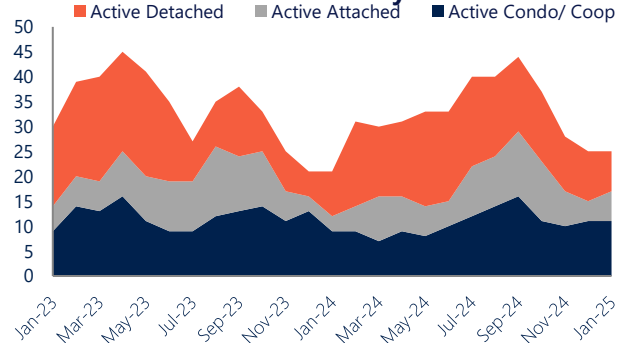
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 12 sold this month in Fairfax City. This month's total units sold was lower than at this time last year, a decrease from January 2024.

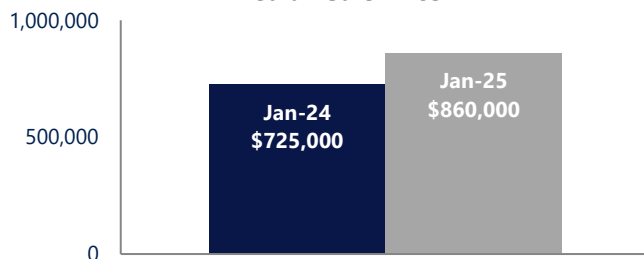
## Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 19%. The total number of active inventory this January was 25 compared to 21 in January 2024. This month's supply remained stable as compared to last month.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Fairfax City Homes was \$725,000. This January, the median sale price was \$860,000, an increase of 19% or \$135,000 compared to last year. The current median sold price is 15% higher than in December.

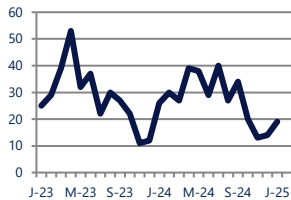
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX CITY HOUSING MARKET** JANUARY 2025

## New Listings

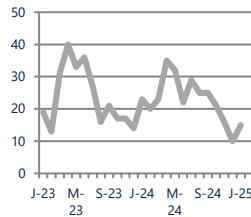
19



**Down -27%**  
Vs. Year Ago

## Current Contracts

15



**Down -35%**  
Vs. Year Ago

## Sold Vs. List Price

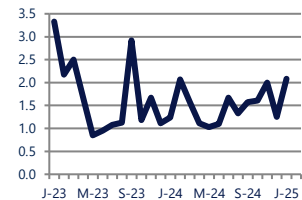
106.6%



**Up**  
Vs. Year Ago

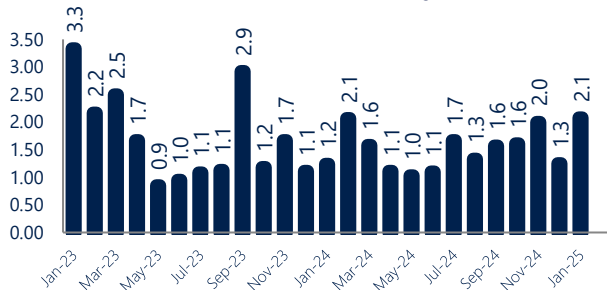
## Months of Supply

2.1



**Up 68%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

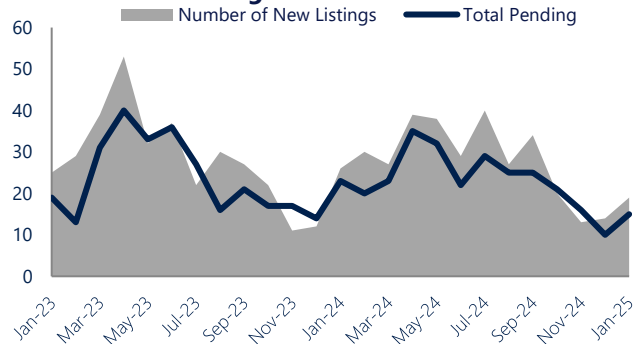
In January, there was 2.1 months of supply available in Fairfax City, compared to 1.2 in January 2024. That is an increase of 69% versus a year ago.

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.

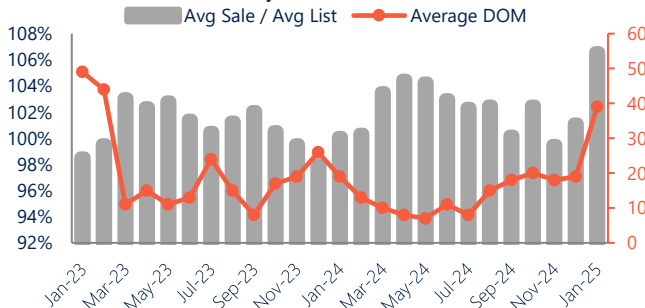
## New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Fairfax City compared to 26 in January 2024, a decrease of 27%. There were 15 current contracts pending sale this January compared to 23 a year ago. The number of current contracts is 35% lower than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Fairfax City was 106.6% of the average list price, which is higher than at this time last year.

## Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.