

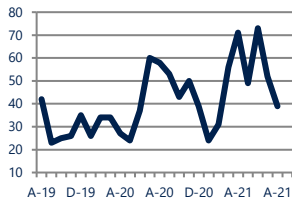


Focus On: East Fairfax Housing Market

August 2021

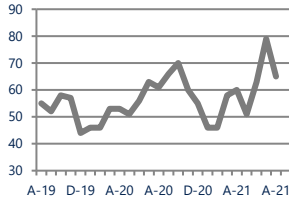
Zip Code(s): 22031

Units Sold
39



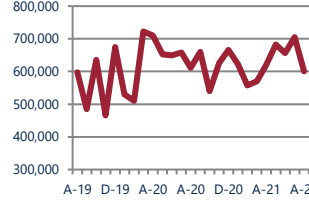
Down -33%
Vs. Year Ago

Active Inventory
65



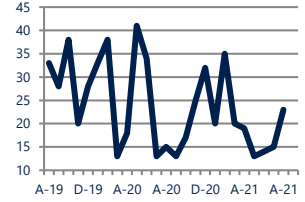
Up 7%
Vs. Year Ago

Median Sale Price
\$600,000



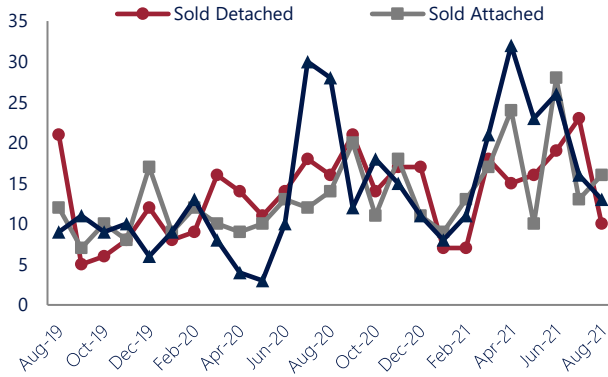
Down -2%
Vs. Year Ago

Days On Market
23



Up
Vs. Year Ago

Units Sold*



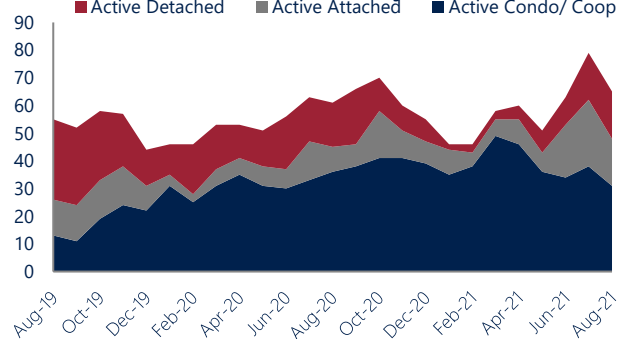
Units Sold

There was a decrease in total units sold in August, with 39 sold this month in East Fairfax versus 52 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 33% versus August 2020.

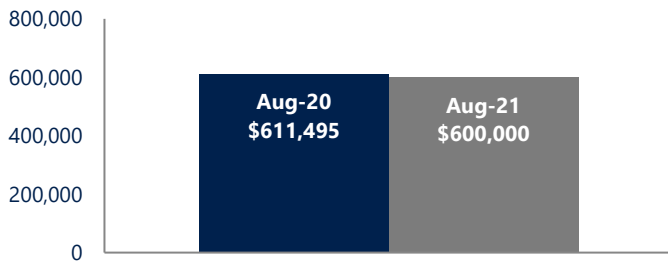
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 7%. The total number of active inventory this August was 65 compared to 61 in August 2020. This month's total of 65 is lower than the previous month's total supply of available inventory of 79, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for East Fairfax Homes was \$611,495. This August, the median sale price was \$600,000, a decrease of 2% or \$11,495 compared to last year. The current median sold price is 15% lower than in July.

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.





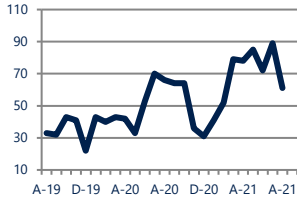
Focus On: East Fairfax Housing Market

August 2021

Zip Code(s): 22031

New Listings

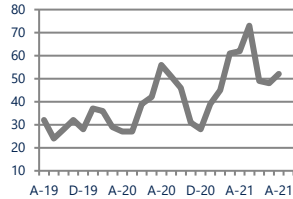
61



Down -8%
Vs. Year Ago

Current Contracts

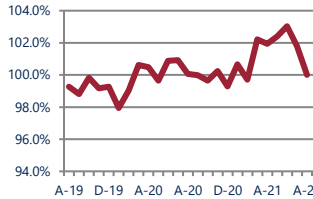
52



Down -7%
Vs. Year Ago

Sold Vs. List Price

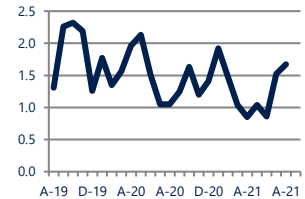
100.0%



No Change
Vs. Year Ago

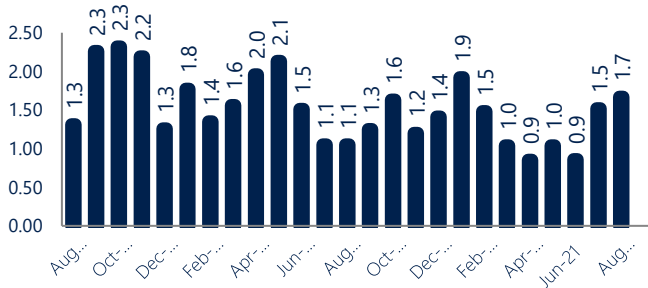
Months of Supply

1.7



Up 59%
Vs. Year Ago

Months Of Supply



Months of Supply

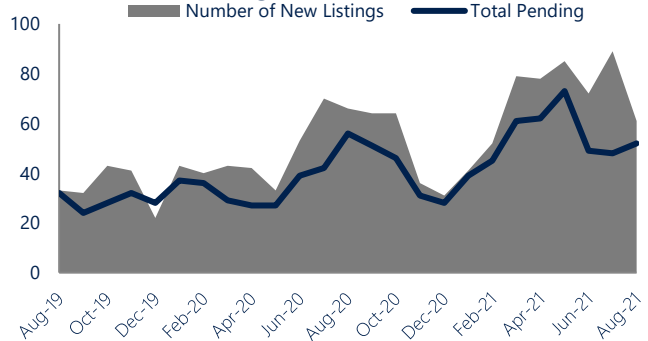
In August, there was 1.7 months of supply available in East Fairfax, compared to 1.1 in August 2020. That is an increase of 58% versus a year ago.

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.

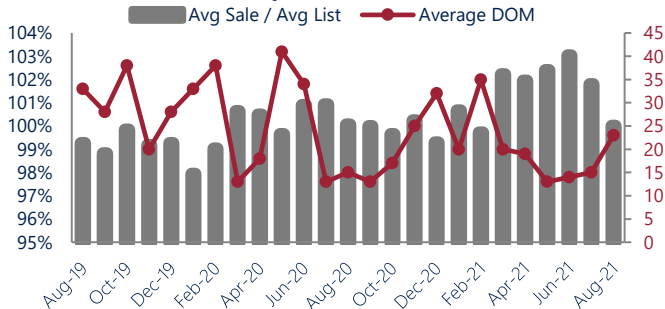
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in East Fairfax compared to 66 in August 2020, a decrease of 8%. There were 52 current contracts pending sale this August compared to 56 a year ago. The number of current contracts is 7% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in East Fairfax was 100.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.



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