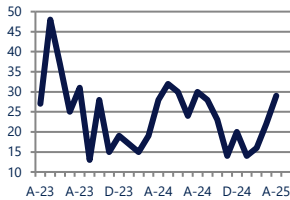


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX CITY HOUSING MARKET**

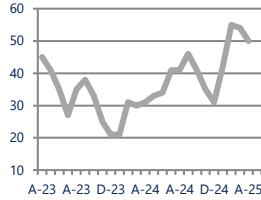
APRIL 2025

## Units Sold 29



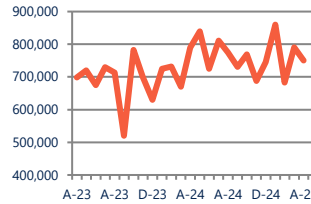
**Up 4%**  
Vs. Year Ago

## Active Inventory 50



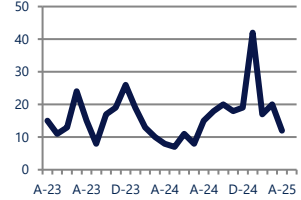
**Up 61%**  
Vs. Year Ago

## Median Sale Price \$750,000



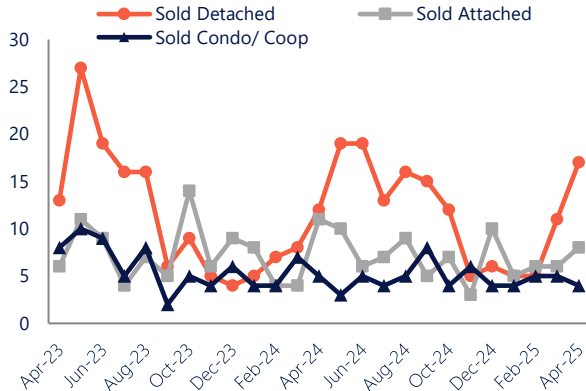
**Down -5%**  
Vs. Year Ago

## Days On Market 12



**Up**  
Vs. Year Ago

### Units Sold\*



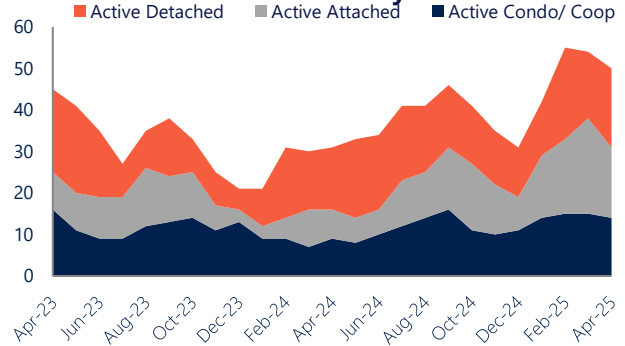
## Units Sold

There was an increase in total units sold in April, with 29 sold this month in Fairfax City versus 22 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 61%. The total number of active inventory this April was 50 compared to 31 in April 2024. This month's total of 50 is lower than the previous month's total supply of available inventory of 54, a decrease of 7%.

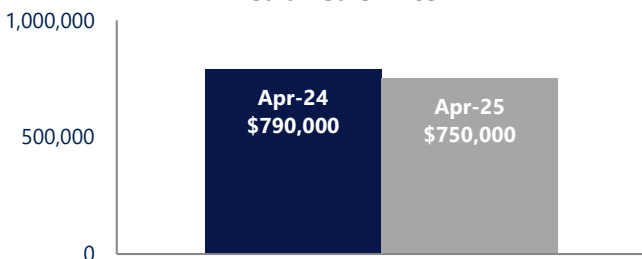
### Active Inventory\*



## Median Sale Price

Last April, the median sale price for Fairfax City Homes was \$790,000. This April, the median sale price was \$750,000, a decrease of 5% or \$40,000 compared to last year. The current median sold price is 5% lower than in March.

### Median Sale Price



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

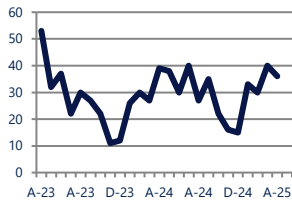
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX CITY HOUSING MARKET**

APRIL 2025

## New Listings

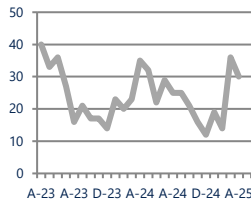
36



**Down -8%**  
Vs. Year Ago

## Current Contracts

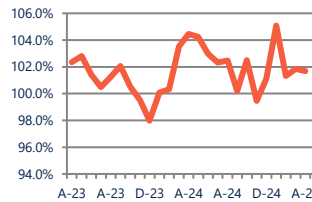
30



**Down -14%**  
Vs. Year Ago

## Sold Vs. List Price

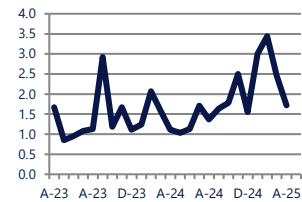
101.7%



**Down -2.7%**  
Vs. Year Ago

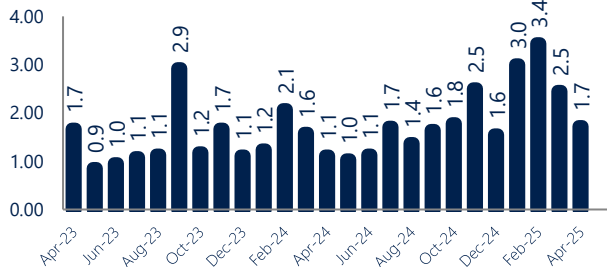
## Months of Supply

1.7



**Up 55%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In April, there was 1.7 months of supply available in Fairfax City, compared to 1.1 in April 2024. That is an increase of 56% versus a year ago.

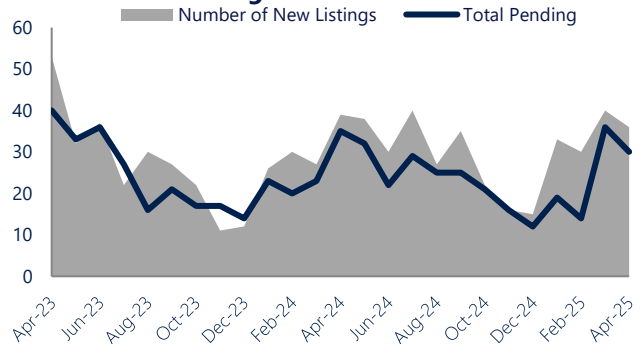
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

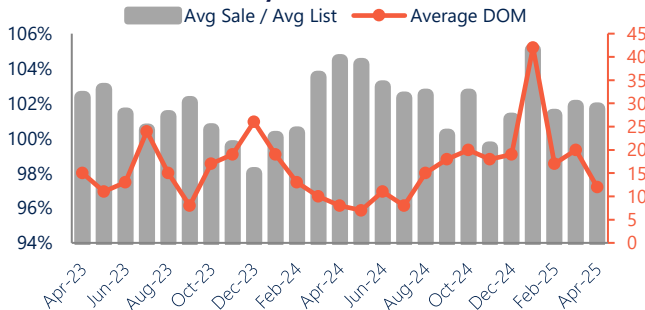
This month there were 36 homes newly listed for sale in Fairfax City compared to 39 in April 2024, a decrease of 8%.

There were 30 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 14% 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 City was 101.7% of the average list price, which is 2.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.