



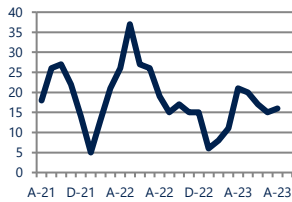
**Focus On: Fairfax Station Housing Market**

August 2023

Zip Code(s): 22039

**Units Sold**

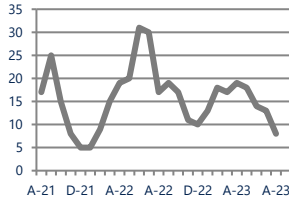
16



**Down -16%**  
Vs. Year Ago

**Active Inventory**

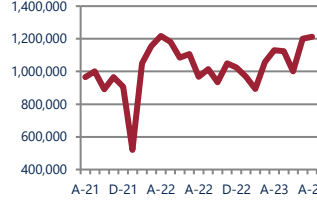
8



**Down -53%**  
Vs. Year Ago

**Median Sale Price**

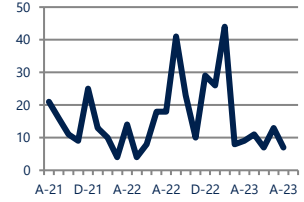
\$1,212,500



**Up**  
Vs. Year Ago

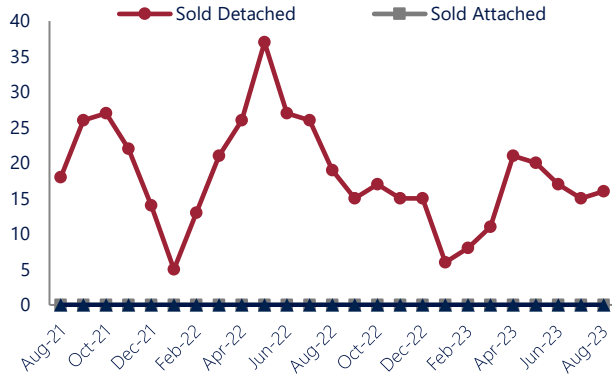
**Days On Market**

7



**Down**  
Vs. Year Ago

**Units Sold\***



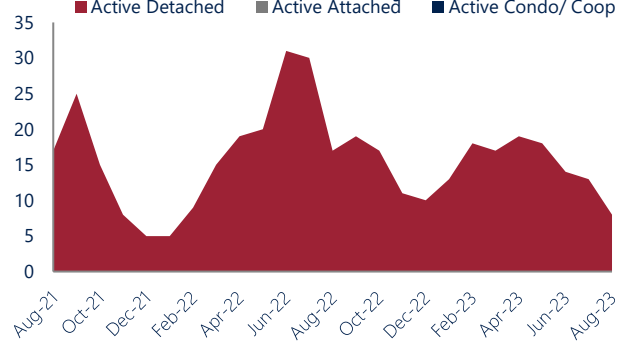
**Units Sold**

There was an increase in total units sold in August, with 16 sold this month in Fairfax Station versus 15 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 16% versus August 2022.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 9 units or 53%. The total number of active inventory this August was 8 compared to 17 in August 2022. This month's total of 8 is lower than the previous month's total supply of available inventory of 13, a decrease of 38%.

**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 August, the median sale price for Fairfax Station Homes was \$967,500. This August, the median sale price was \$1,212,500, an increase of \$245,000 compared to last year. The current median sold price is higher 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.

Fairfax Station are defined as properties listed in zip code/s 22039.

\*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.





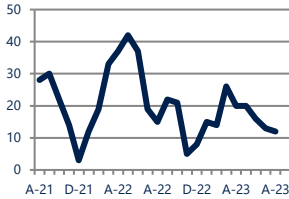
## Focus On: Fairfax Station Housing Market

August 2023

Zip Code(s): 22039

### New Listings

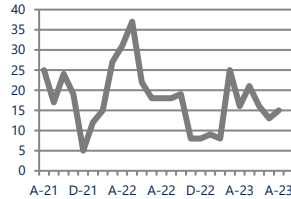
12



Down -20%  
Vs. Year Ago

### Current Contracts

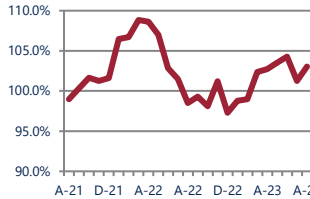
15



Down -17%  
Vs. Year Ago

### Sold Vs. List Price

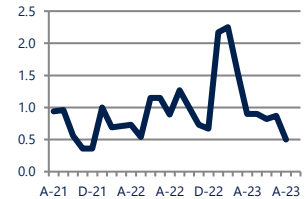
103.0%



Up 4.6%  
Vs. Year Ago

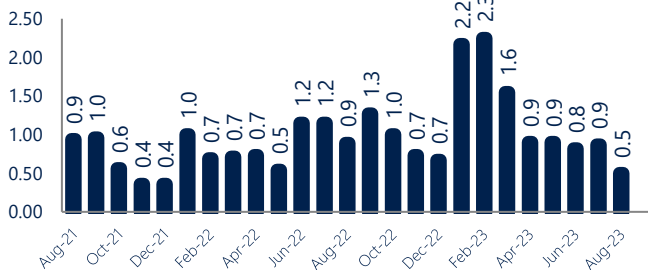
### Months of Supply

0.5



Down -44%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

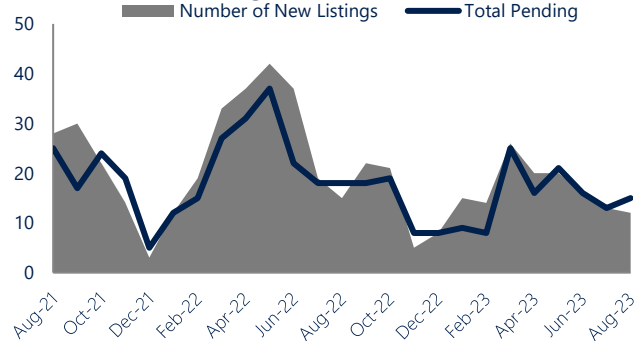
This month there were 12 homes newly listed for sale in Fairfax Station compared to 15 in August 2022, a decrease of 20%. There were 15 current contracts pending sale this August compared to 18 a year ago. The number of current contracts is 17% lower than last August.

### Months of Supply

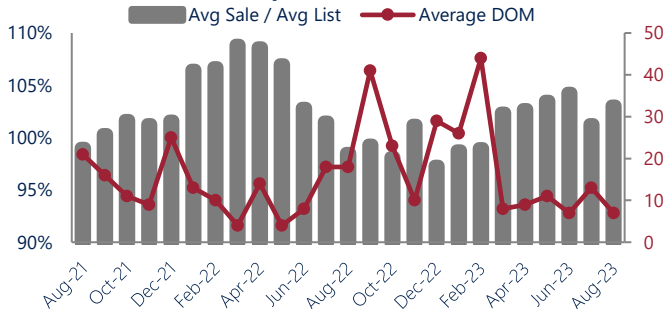
In August, there was 0.5 months of supply available in Fairfax Station, compared to 0.9 in August 2022. That is a decrease of 44% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Fairfax Station was 103.0% of the average list price, which is 4.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 18. This decrease was impacted by the limited number of sales.



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