

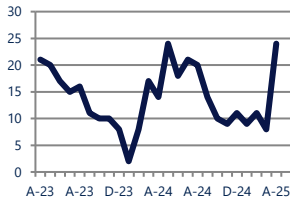
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX STATION HOUSING MARKET**

APRIL 2025

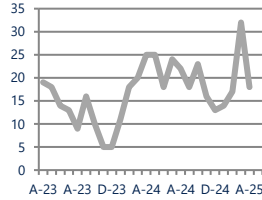
Zip Code(s): 22039

Units Sold
24



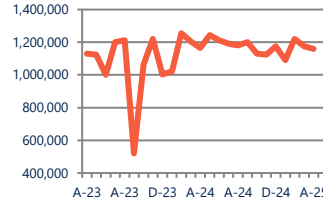
Up
Vs. Year Ago

Active Inventory
18



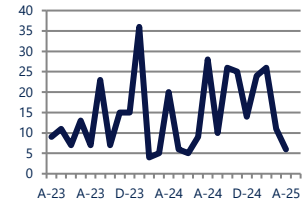
Down -28%
Vs. Year Ago

Median Sale Price
\$1,160,000



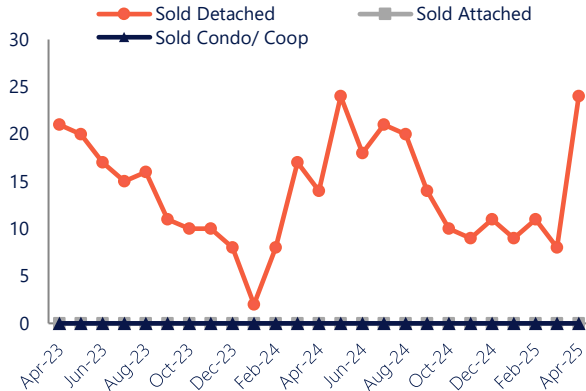
No Change
Vs. Year Ago

Days On Market
6



Down
Vs. Year Ago

Units Sold*



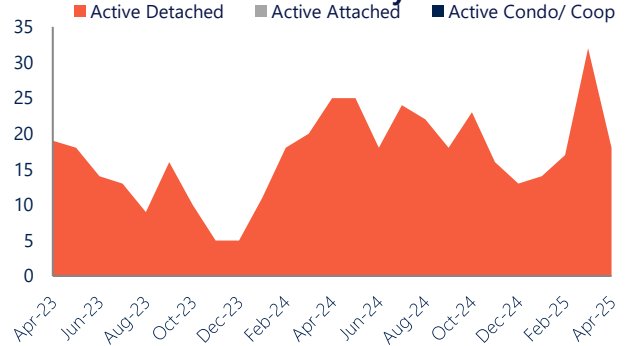
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 24 sold this month in Fairfax Station. This month's total units sold was higher than at this time last year, an increase from April 2024.

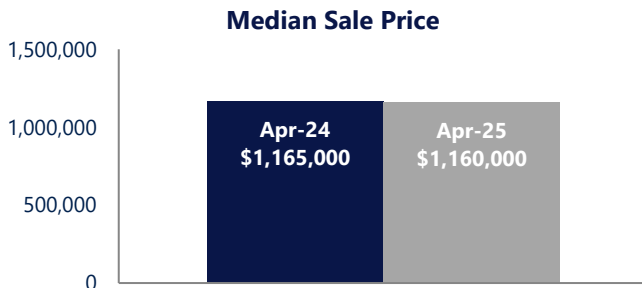
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 28%. The total number of active inventory this April was 18 compared to 25 in April 2024. This month's total of 18 is lower than the previous month's total supply of available inventory of 32, a decrease of 44%.

Active Inventory*



Median Sale Price



Last April, the median sale price for Fairfax Station Homes was \$1,165,000. This April, the median sale price was \$1,160,000, which is similar compared to a year ago. The current median sold price is 1% lower than in March.

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.

THE LONG & FOSTER MARKET MINUTE™

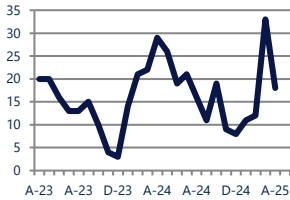
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APRIL 2025

Zip Code(s): 22039

New Listings

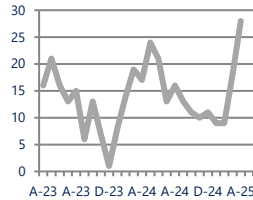
18



Down -38%
Vs. Year Ago

Current Contracts

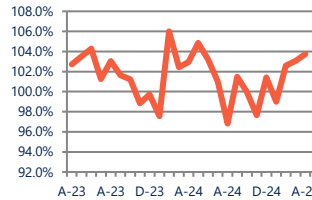
28



Up 65%
Vs. Year Ago

Sold Vs. List Price

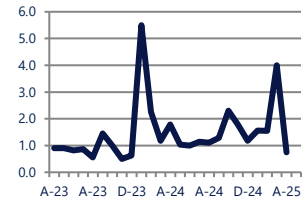
103.8%



Up 0.8%
Vs. Year Ago

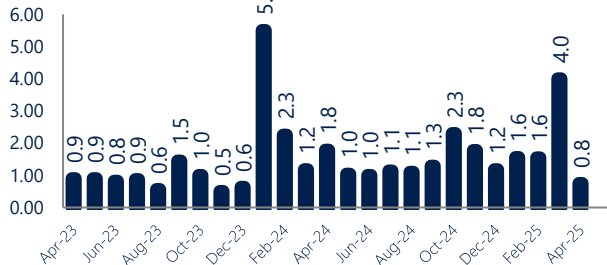
Months of Supply

0.8



Down -58%
Vs. Year Ago

Months Of Supply



Months of Supply

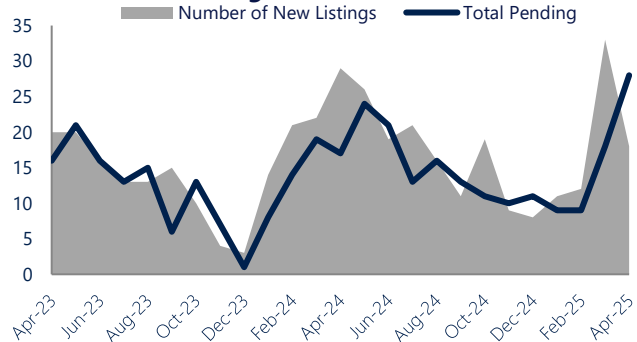
In April, there was 0.8 months of supply available in Fairfax Station, compared to 1.8 in April 2024. That is a decrease of 58% versus a year ago.

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.

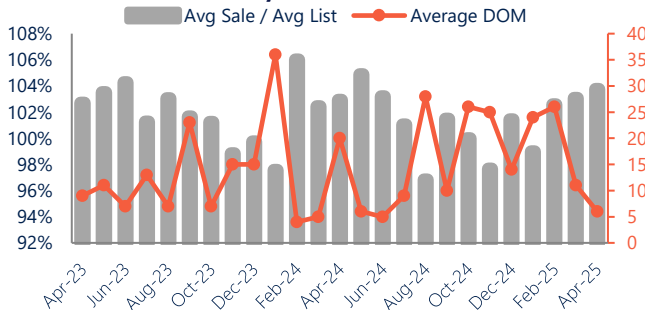
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Fairfax Station compared to 29 in April 2024, a decrease of 38%. There were 28 current contracts pending sale this April compared to 17 a year ago. The number of current contracts is 65% higher 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 Station was 103.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 20. This decrease was impacted by the limited number of sales.

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