

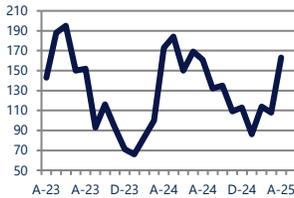
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX HOUSING MARKET**

APRIL 2025

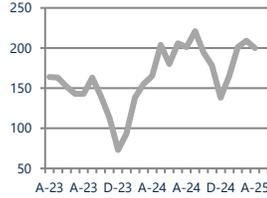
Zip Code(s): 22033, 22032, 22031 and 22030

Units Sold
163



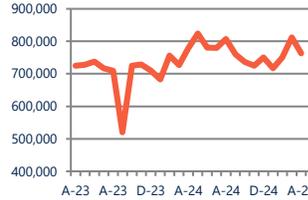
Down -6%
Vs. Year Ago

Active Inventory
200



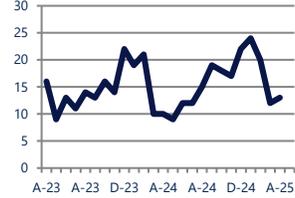
Up 21%
Vs. Year Ago

Median Sale Price
\$763,000



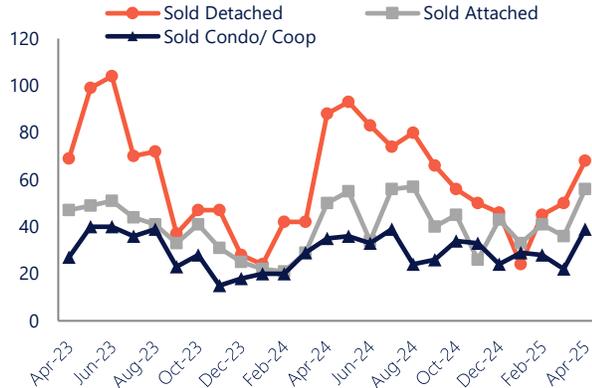
Down -2%
Vs. Year Ago

Days On Market
13



Up 30%
Vs. Year Ago

Units Sold*



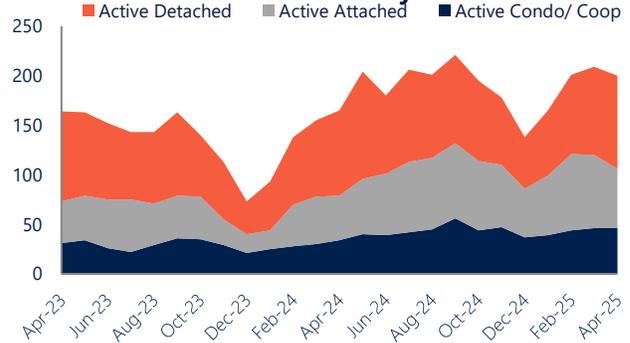
Units Sold

There was an increase in total units sold in April, with 163 sold this month in Fairfax. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 35 units or 21%. The total number of active inventory this April was 200 compared to 165 in April 2024. This month's total of 200 is lower than the previous month's total supply of available inventory of 209, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Fairfax Homes was \$779,000. This April, the median sale price was \$763,000, a decrease of 2% or \$16,000 compared to last year. The current median sold price is 6% 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 are defined as properties listed in zip code/s 22033, 22032, 22031 and 22030.

*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.

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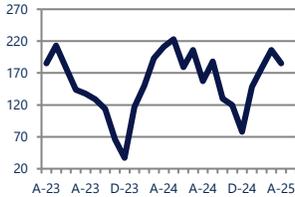
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APRIL 2025

Zip Code(s): 22033, 22032, 22031 and 22030

New Listings

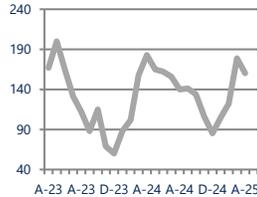
185



Down -12%
Vs. Year Ago

Current Contracts

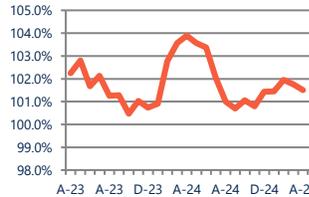
160



Down -13%
Vs. Year Ago

Sold Vs. List Price

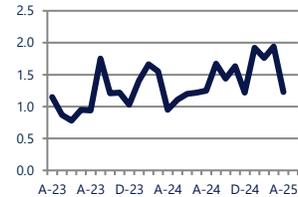
101.5%



Down -2.3%
Vs. Year Ago

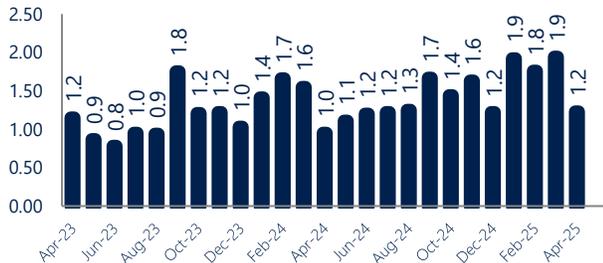
Months of Supply

1.2



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

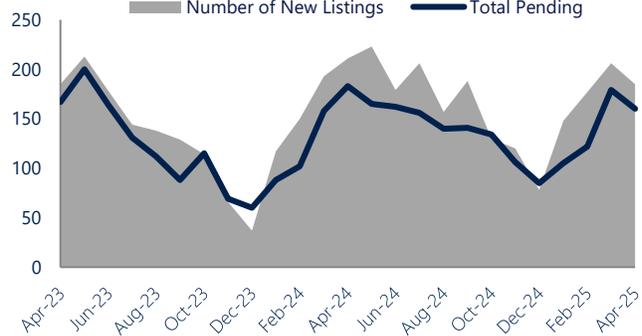
In April, there was 1.2 months of supply available in Fairfax, compared to 1.0 in April 2024. That is an increase of 29% versus a year ago.

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 185 homes newly listed for sale in Fairfax compared to 211 in April 2024, a decrease of 12%. There were 160 current contracts pending sale this April compared to 183 a year ago. The number of current contracts is 13% 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 was 101.5% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, higher than the average last year, which was 10, an increase of 30%.

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