

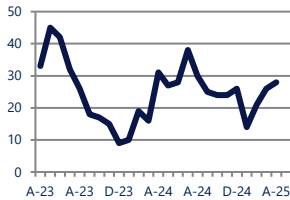
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTH FAIRFAX HOUSING MARKET**

APRIL 2025

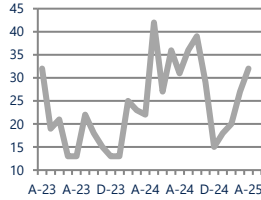
Zip Code(s): 22032

Units Sold
28



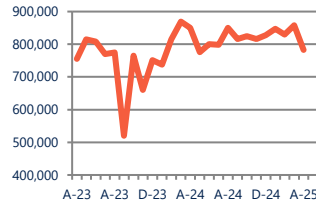
Down -10%
Vs. Year Ago

Active Inventory
32



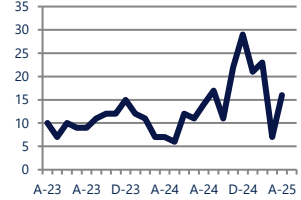
Up 45%
Vs. Year Ago

Median Sale Price
\$782,450



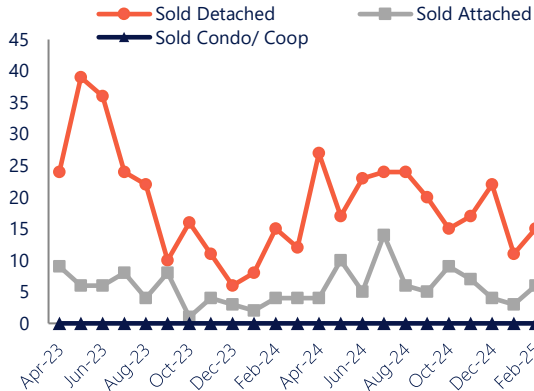
Down -8%
Vs. Year Ago

Days On Market
16



Up
Vs. Year Ago

Units Sold*



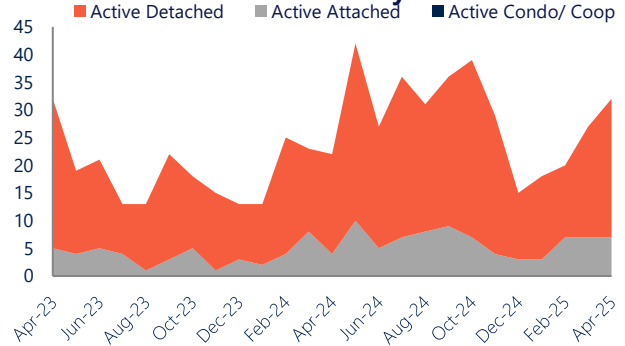
Units Sold

There was an increase in total units sold in April, with 28 sold this month in South Fairfax versus 26 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2024.

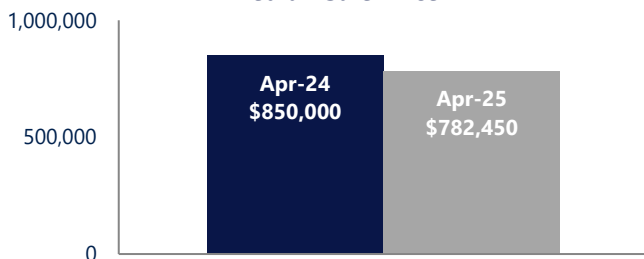
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 45%. The total number of active inventory this April was 32 compared to 22 in April 2024. This month's total of 32 is higher than the previous month's total supply of available inventory of 27, an increase of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for South Fairfax Homes was \$850,000. This April, the median sale price was \$782,450, a decrease of 8% or \$67,550 compared to last year. The current median sold price is 9% 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.

South Fairfax are defined as properties listed in zip code/s 22032.

*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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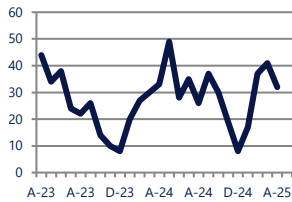
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APRIL 2025

Zip Code(s): 22032

New Listings

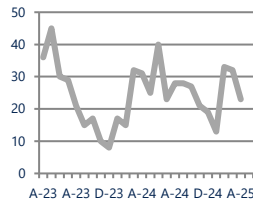
32



Down -3%
Vs. Year Ago

Current Contracts

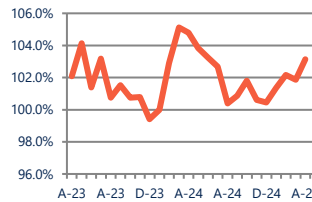
23



Down -26%
Vs. Year Ago

Sold Vs. List Price

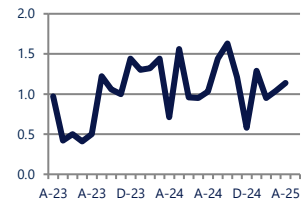
103.1%



Down -1.6%
Vs. Year Ago

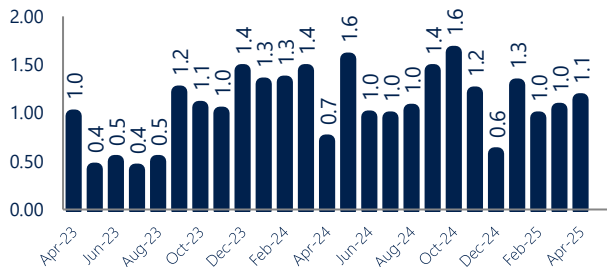
Months of Supply

1.1



Up 61%
Vs. Year Ago

Months Of Supply



Months of Supply

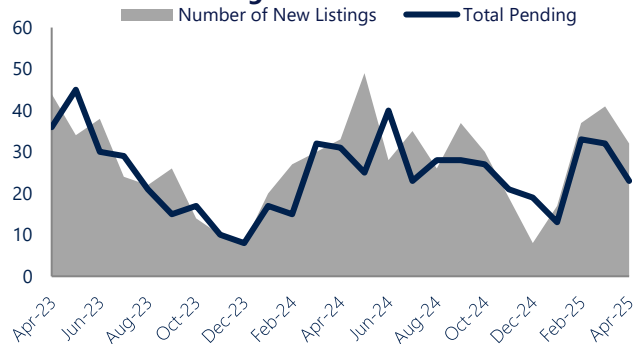
In April, there was 1.1 months of supply available in South Fairfax, compared to 0.7 in April 2024. That is an increase of 61% versus a year ago.

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.

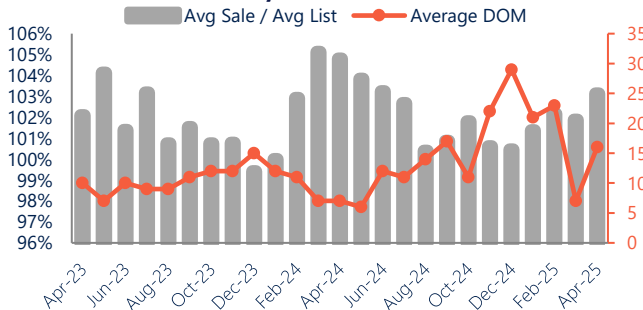
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in South Fairfax compared to 33 in April 2024, a decrease of 3%. There were 23 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 26% 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 South Fairfax was 103.1% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 7. This increase was impacted by the limited number of sales.

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