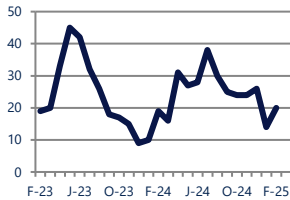


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTH FAIRFAX HOUSING MARKET** FEBRUARY 2025

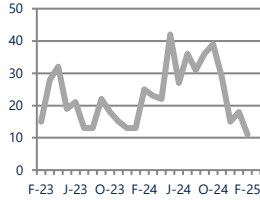
Zip Code(s): 22032

**Units Sold**  
20



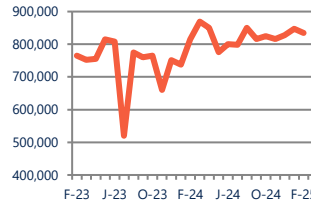
**Up**  
Vs. Year Ago

**Active Inventory**  
11



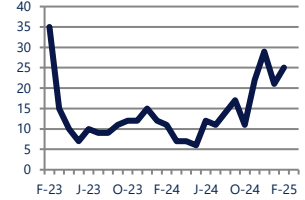
**Down -56%**  
Vs. Year Ago

**Median Sale Price**  
\$835,000



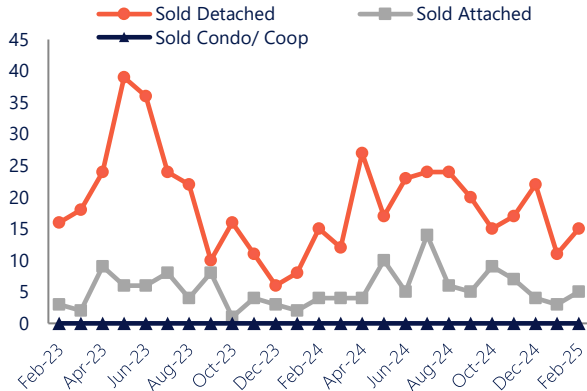
**Up 2%**  
Vs. Year Ago

**Days On Market**  
25



**Up**  
Vs. Year Ago

## Units Sold\*



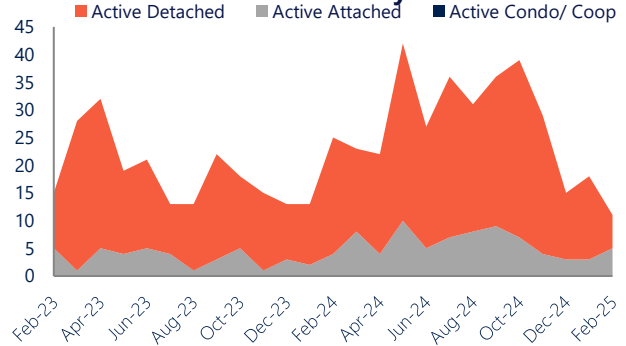
## Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 20 sold this month in South Fairfax. This month's total units sold was higher than at this time last year, an increase from February 2024.

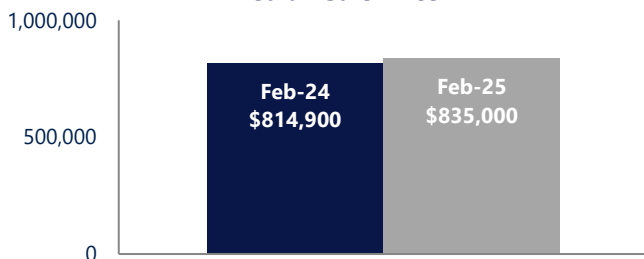
## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 56%. The total number of active inventory this February was 11 compared to 25 in February 2024. This month's total of 11 is lower than the previous month's total supply of available inventory of 18, a decrease of 39%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for South Fairfax Homes was \$814,900. This February, the median sale price was \$835,000, an increase of 2% or \$20,100 compared to last year. The current median sold price is 1% lower than in January.

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.

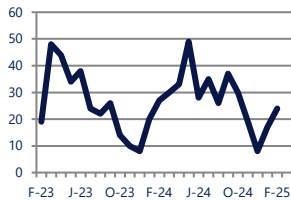
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTH FAIRFAX HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 22032

## New Listings

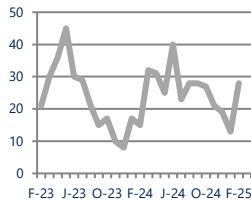
24



**Down -11%**  
Vs. Year Ago

## Current Contracts

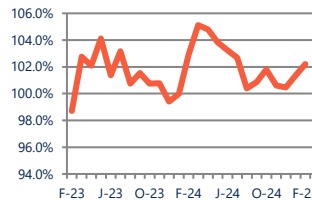
28



**Up 87%**  
Vs. Year Ago

## Sold Vs. List Price

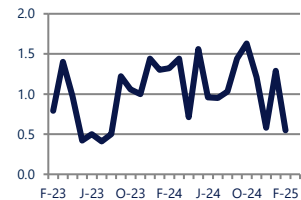
102.2%



**Down -0.7%**  
Vs. Year Ago

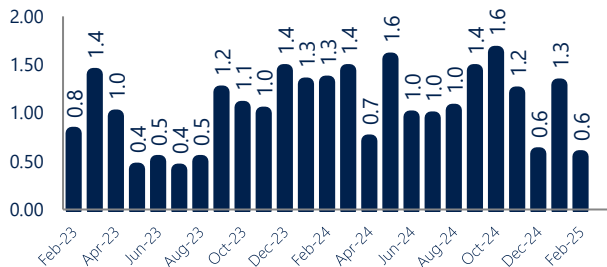
## Months of Supply

0.6



**Down -58%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

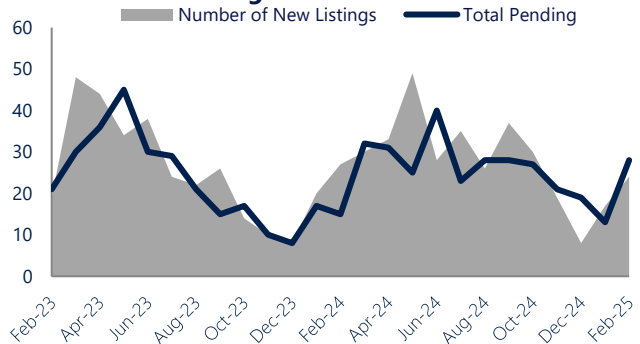
In February, there was 0.6 months of supply available in South Fairfax, compared to 1.3 in February 2024. That is a decrease of 58% versus a year ago.

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.

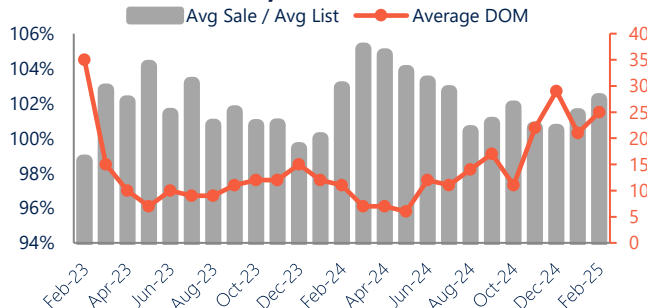
## New Listings & Current Contracts

This month there were 24 homes newly listed for sale in South Fairfax compared to 27 in February 2024, a decrease of 11%. There were 28 current contracts pending sale this February compared to 15 a year ago. The number of current contracts is 87% higher than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in South Fairfax was 102.2% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 11. This increase was impacted by the limited number of sales.

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