

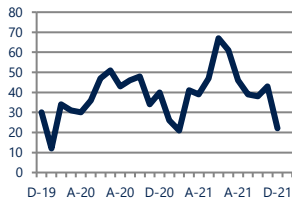


Focus On: South Fairfax Housing Market

December 2021

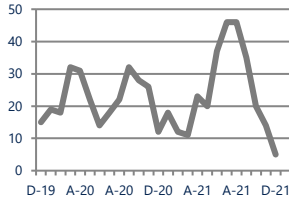
Zip Code(s): 22032

Units Sold
22



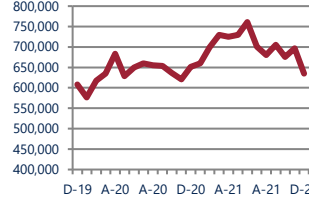
Down
Vs. Year Ago

Active Inventory
5



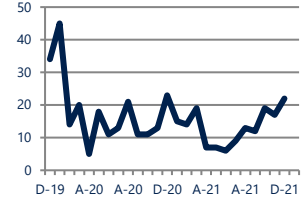
Down -58%
Vs. Year Ago

Median Sale Price
\$635,000



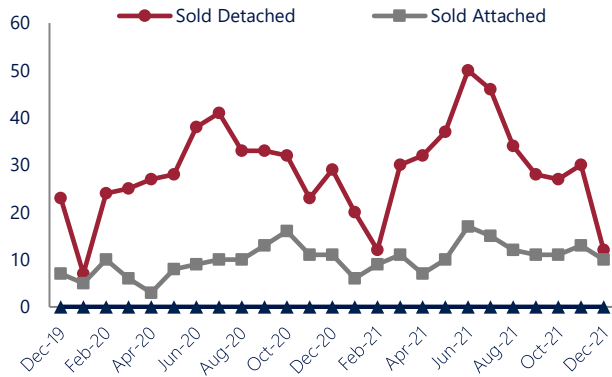
Down -3%
Vs. Year Ago

Days On Market
22



Down -4%
Vs. Year Ago

Units Sold*



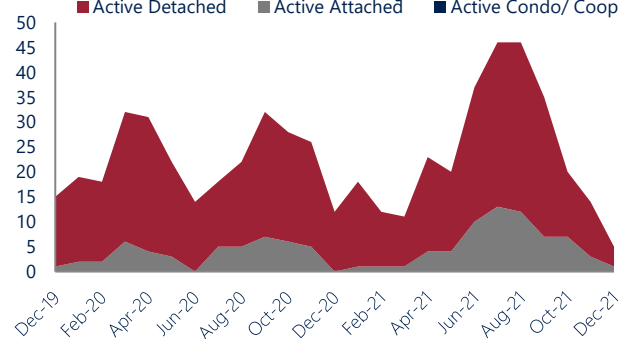
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 22 sold this month in South Fairfax. This month's total units sold was lower than at this time last year, a decrease from December 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 58%. The total number of active inventory this December was 5 compared to 12 in December 2020. This month's total of 5 is lower than the previous month's total supply of available inventory of 14, a decrease of 64%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for South Fairfax Homes was \$651,500. This December, the median sale price was \$635,000, a decrease of 3% or \$16,500 compared to last year. The current median sold price is 9% lower than in November.

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.





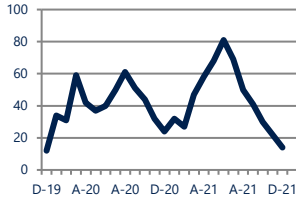
Focus On: South Fairfax Housing Market

December 2021

Zip Code(s): 22032

New Listings

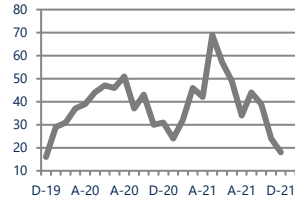
14



Down -42%
Vs. Year Ago

Current Contracts

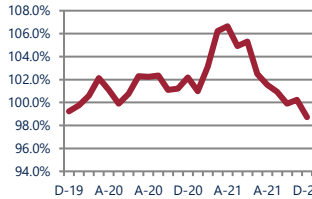
18



Down -42%
Vs. Year Ago

Sold Vs. List Price

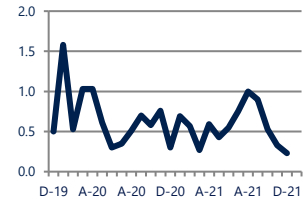
98.7%



Down -3.4%
Vs. Year Ago

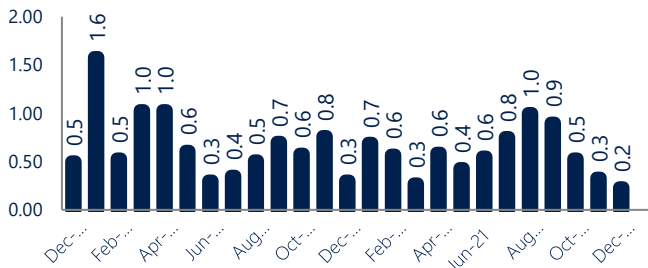
Months of Supply

0.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In December, there was 0.2 months of supply available in South Fairfax. The amount of supply is similar compared to a year ago.

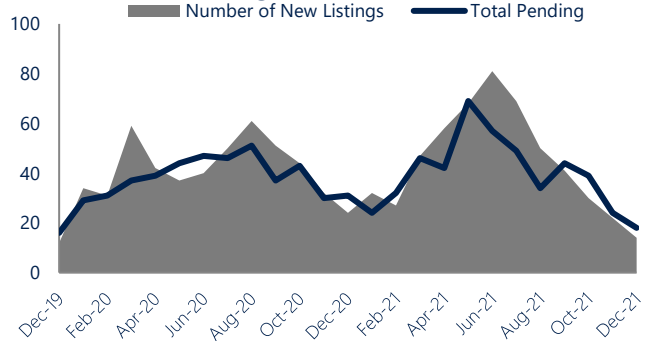
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

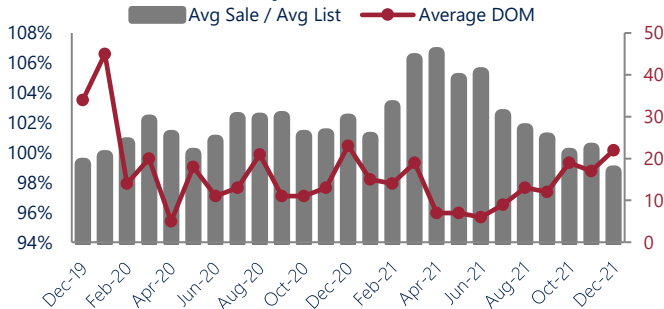
This month there were 14 homes newly listed for sale in South Fairfax compared to 24 in December 2020, a decrease of 42%.

There were 18 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 42% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in South Fairfax was 98.7% of the average list price, which is 3.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 23, a decrease of 4%.



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