



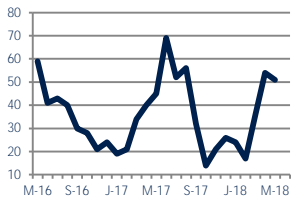
Focus On: South Fairfax Housing Market

May 2018

Zip Code(s): 22032

Units Sold

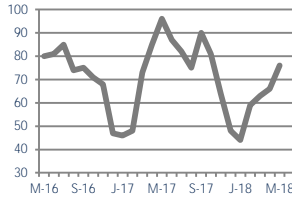
51



Up 13%
Vs. Year Ago

Active Inventory

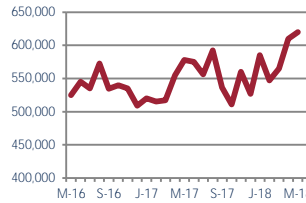
76



Down -21%
Vs. Year Ago

Median Sale Price

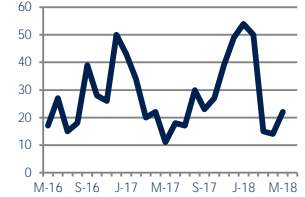
\$620,000



Up 7%
Vs. Year Ago

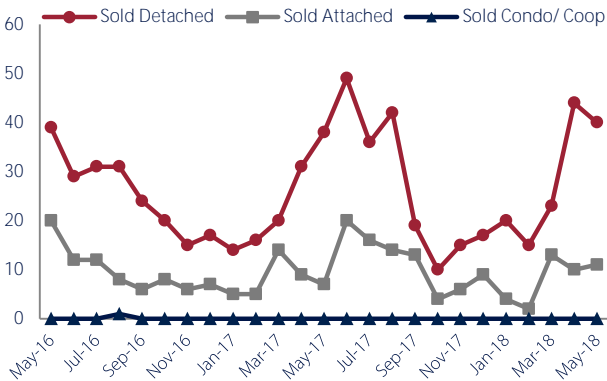
Days On Market

22



Up 100%
Vs. Year Ago

Units Sold*



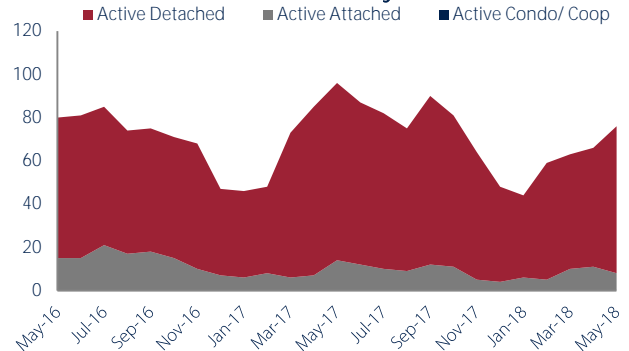
Units Sold

There was a decrease in total units sold in May, with 51 sold this month in South Fairfax versus 54 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 13% versus May 2017.

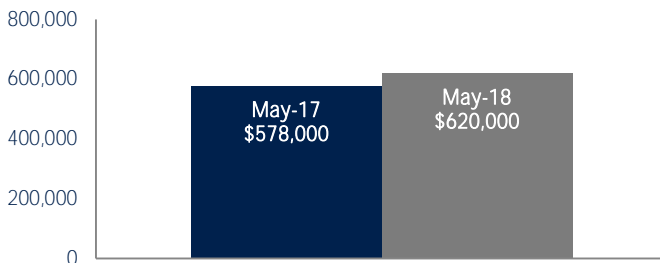
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 21%. The total number of active inventory this May was 76 compared to 96 in May 2017. This month's total of 76 is higher than the previous month's total supply of available inventory of 66, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for South Fairfax Homes was \$578,000. This May, the median sale price was \$620,000, an increase of 7% or \$42,000 compared to last year. The current median sold price is 2% higher than in April.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



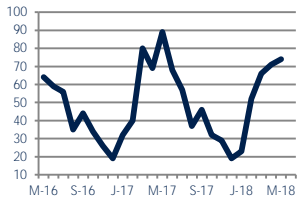
Focus On: South Fairfax Housing Market

May 2018

Zip Code(s): 22032

New Listings

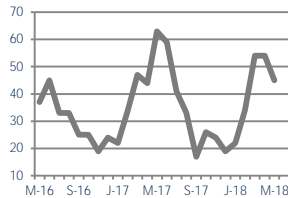
74



Down -17%
Vs. Year Ago

Current Contracts

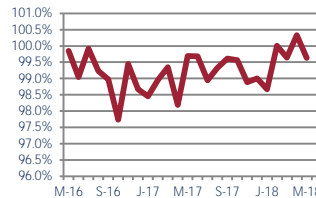
45



Down -29%
Vs. Year Ago

Sold Vs. List Price

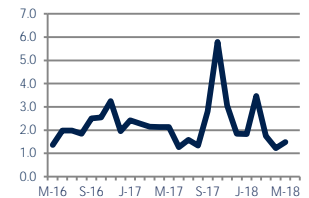
99.6%



No Change
Vs. Year Ago

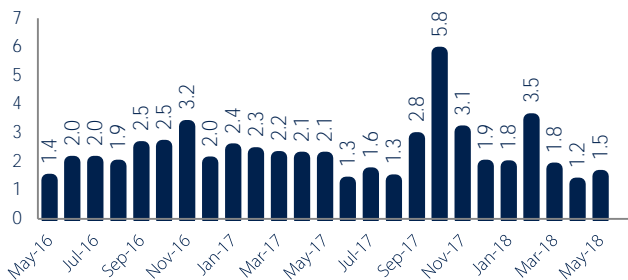
Months of Supply

1.5



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

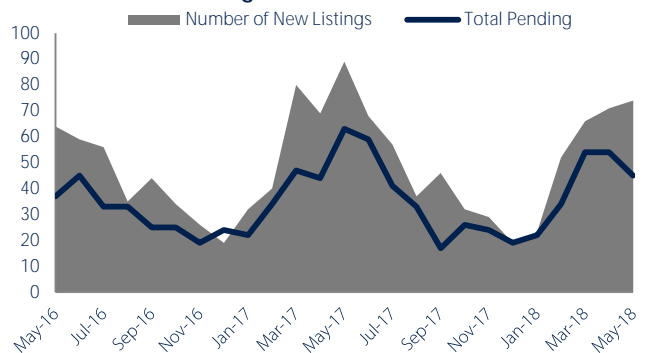
In May, there was 1.5 months of supply available in South Fairfax, compared to 2.1 in May 2017. That is a decrease of 30% versus a year ago.

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.

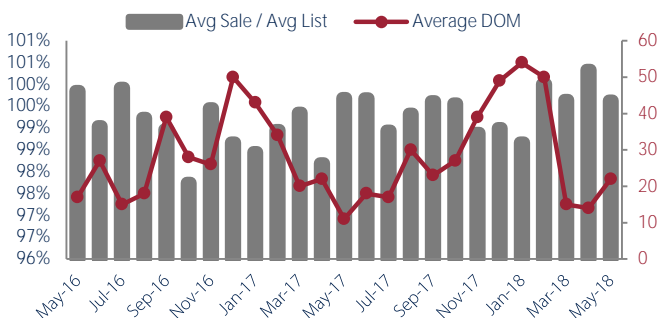
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in South Fairfax compared to 89 in May 2017, a decrease of 17%. There were 45 current contracts pending sale this May compared to 63 a year ago. The number of current contracts is 29% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in South Fairfax was 99.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 11, an increase of 100%.



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