# THE LONG & FOSTER MARKET MINUTE<sup>™</sup>

#### FOCUS ON: FAIRFAX COUNTY HOUSING MARKET

**Active Inventory** 

MARCH 2025



400

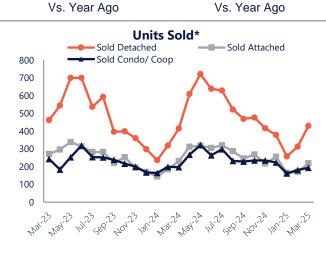
1,395 1,800 1,600 1,400 1.200 1,000 800 600

M-23 J-23 N-23 M-24 J-24 N-24 M-25

Up 1%

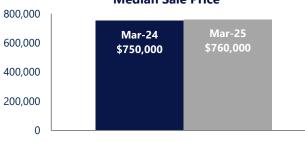
**No Change** Vs. Year Ago

M-23 J-23 N-23 M-24 J-24 N-24 M-25



### **Active Inventory**

Versus last year, the total number of homes available this month is higher by 8 units or 1%. The total number of active inventory this March was 1,395 compared to 1,387 in March 2024. This month's total of 1,395 is lower than the previous month's total supply of available inventory of 1,427, a decrease of 2%.



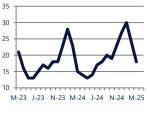
#### Median Sale Price





Vs. Year Ago

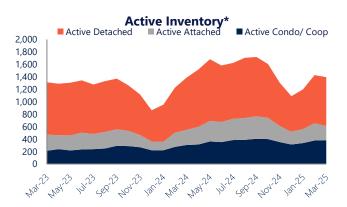
#### **Days On Market** 18



Up 20% Vs. Year Ago

## **Units Sold**

There was an increase in total units sold in March, with 843 sold this month in Fairfax County, an increase of 27%. This month's total units sold is similar compared to a year ago.



### **Median Sale Price**

Last March, the median sale price for Fairfax County Homes was \$750,000. This March, the median sale price was \$760,000, an increase of 1% or \$10,000 compared to last year. The current median sold price is 1% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



\*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: FAIRFAX COUNTY HOUSING MARKET

**Current Contracts** 

1,227

### MARCH 2025



**Down -6%** Vs. Year Ago





Sold Vs. List Price

Vs. Year Ago

# Months of Supply



> No Change Vs. Year Ago



## New Listings & Current Contracts

This month there were 1,365 homes newly listed for sale in Fairfax County compared to 1,450 in March 2024, a decrease of 6%. There were 1,227 current contracts pending sale this March compared to 1,148 a year ago. The number of current contracts is 7% higher than last March.



## Months of Supply

In March, there was 1.7 months of supply available in Fairfax County. 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.



# Sale Price to List Price Ratio

In March, the average sale price in Fairfax County was 101.0% of the average list price, which is 0.9% lower than at this time last year.

# **Days On Market**

This month, the average number of days on market was 18, higher than the average last year, which was 15, an increase of 20%.



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