

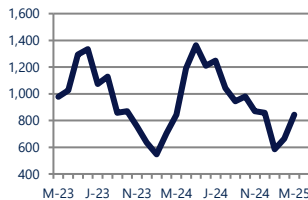
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

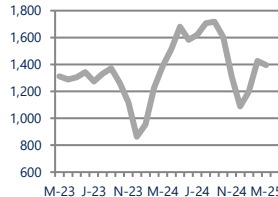
843



No Change
Vs. Year Ago

Active Inventory

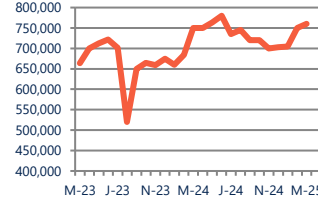
1,395



Up 1%
Vs. Year Ago

Median Sale Price

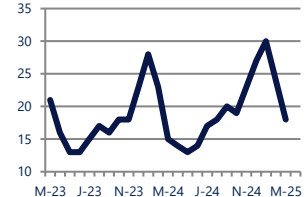
\$760,000



Up 1%
Vs. Year Ago

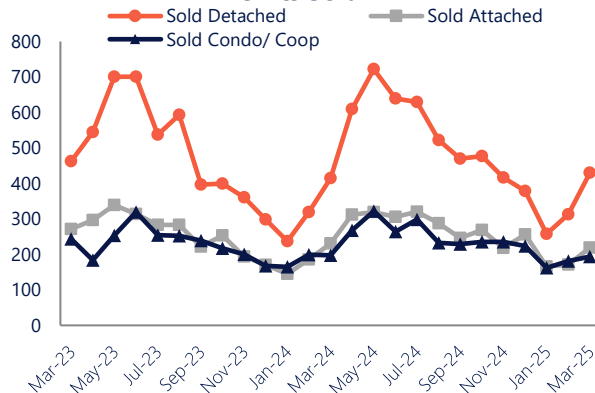
Days On Market

18



Up 20%
Vs. Year Ago

Units Sold*



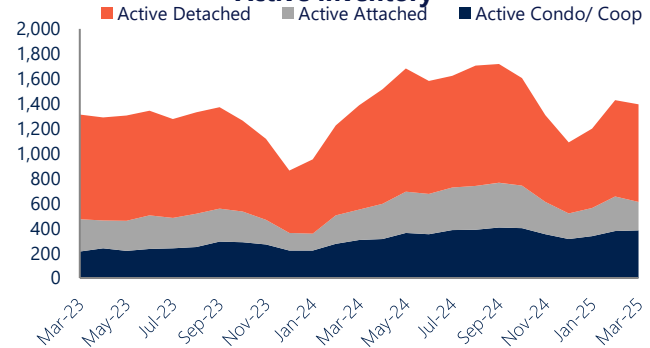
Units Sold

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.

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%.

Active Inventory*



Median Sale Price



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.

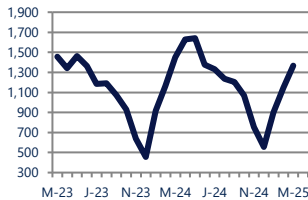
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

MARCH 2025

New Listings

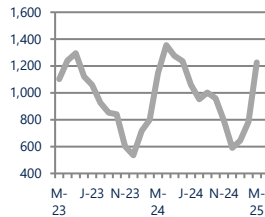
1,365



Down -6%
Vs. Year Ago

Current Contracts

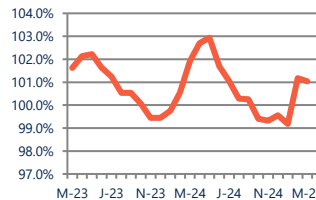
1,227



Up 7%
Vs. Year Ago

Sold Vs. List Price

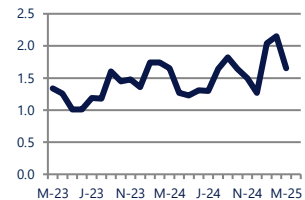
101.0%



Down -0.9%
Vs. Year Ago

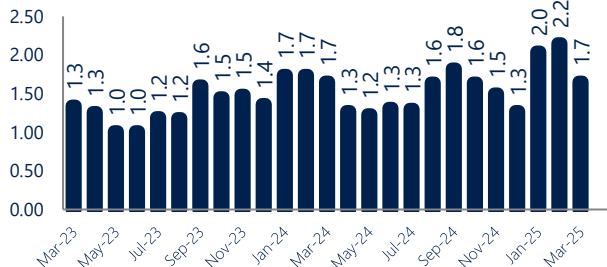
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

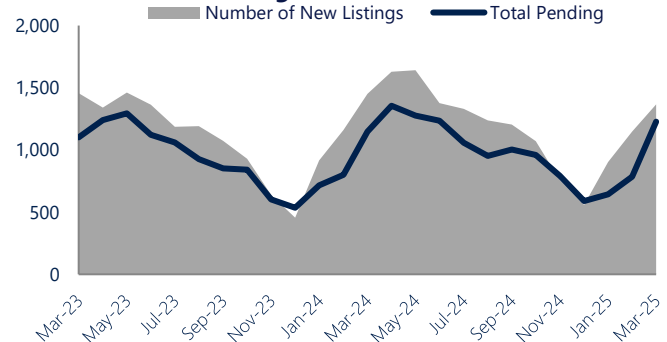
In March, there was 1.7 months of supply available in Fairfax County. The amount of supply is similar compared to a year ago.

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.

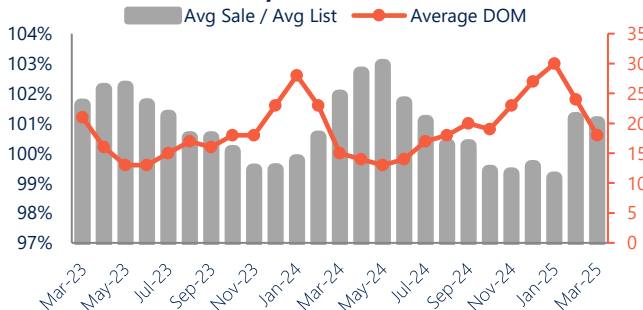
New Listings & Current Contracts

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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



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%.