

THE LONG & FOSTER MARKET MINUTE™

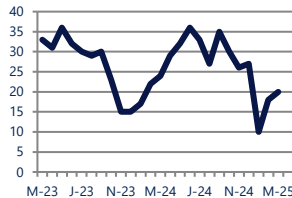
FOCUS ON: **LORTON, MASON NECK, AND FORT BELVOIR HOUSING MARKET**

MARCH 2025

Zip Code(s): 22079 and 22060

Units Sold

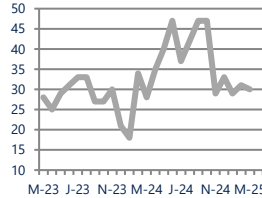
20



Down -17%
Vs. Year Ago

Active Inventory

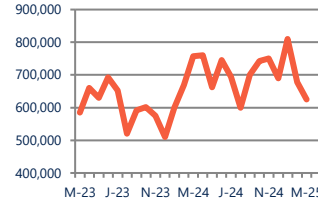
30



Up 7%
Vs. Year Ago

Median Sale Price

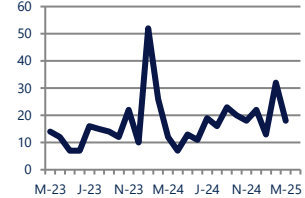
\$625,000



Down -17%
Vs. Year Ago

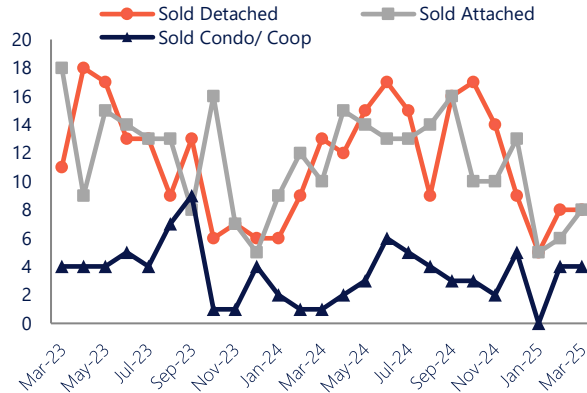
Days On Market

18



Up
Vs. Year Ago

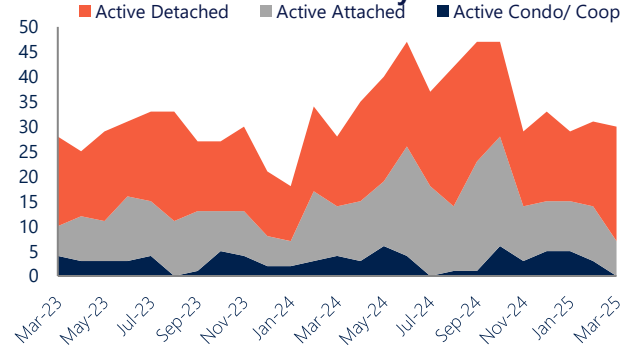
Units Sold*



Units Sold

There was an increase in total units sold in March, with 20 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 18 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2024.

Active Inventory*

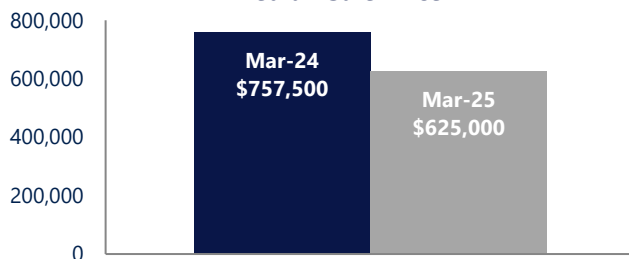


Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 7%. The total number of active inventory this March was 30 compared to 28 in March 2024.

This month's total of 30 is lower than the previous month's total supply of available inventory of 31, a decrease of 3%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$757,500. This March, the median sale price was \$625,000, a decrease of 17% or \$132,500 compared to last year. The current median sold price is 8% lower 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.

Lorton, Mason Neck, and Fort Belvoir are defined as properties listed in zip code/s 22079 and 22060.

*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.

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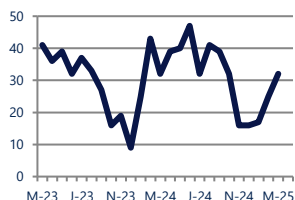
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MARCH 2025

Zip Code(s): 22079 and 22060

New Listings

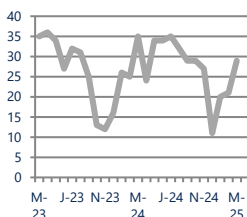
32



No Change
Vs. Year Ago

Current Contracts

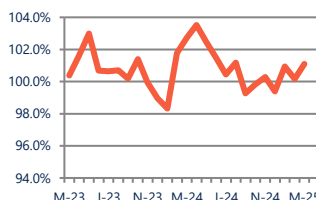
29



Down -17%
Vs. Year Ago

Sold Vs. List Price

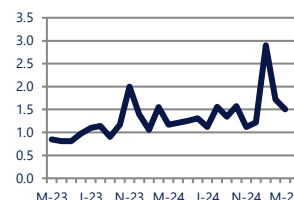
101.1%



Down -1.6%
Vs. Year Ago

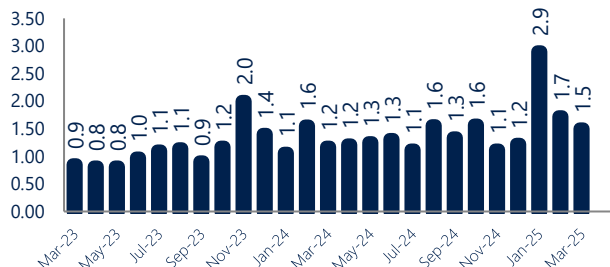
Months of Supply

1.5



Up 28%
Vs. Year Ago

Months Of Supply



Months of Supply

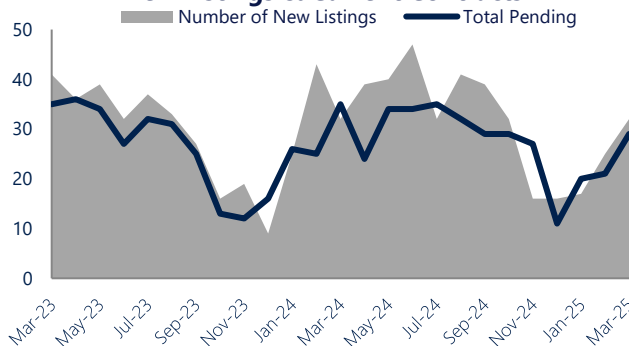
In March, there was 1.5 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 1.2 in March 2024. That is an increase of 29% versus a year ago.

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.

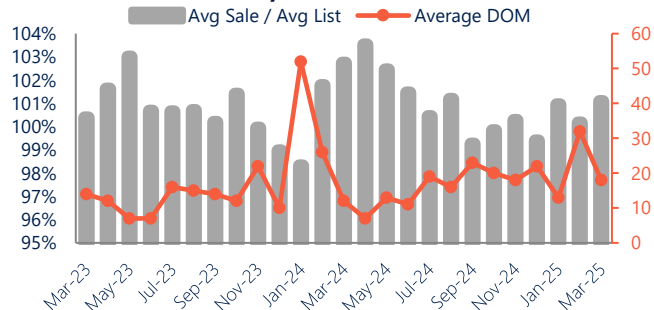
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir, which is similar to the amount in March 2024. There were 29 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 17% lower 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 Lorton, Mason Neck, and Fort Belvoir was 101.1% of the average list price, which is 1.7% 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 12. This increase was impacted by the limited number of sales.

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