

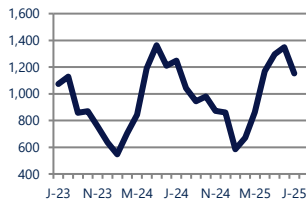
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

JULY 2025

Units Sold

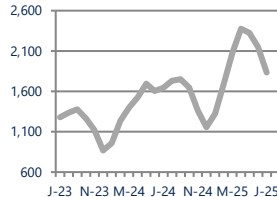
1,152



Down -8%
Vs. Year Ago

Active Inventory

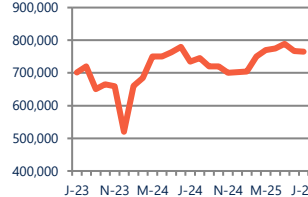
1,834



Up 12%
Vs. Year Ago

Median Sale Price

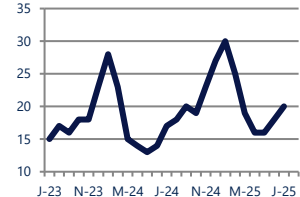
\$764,635



Up 4%
Vs. Year Ago

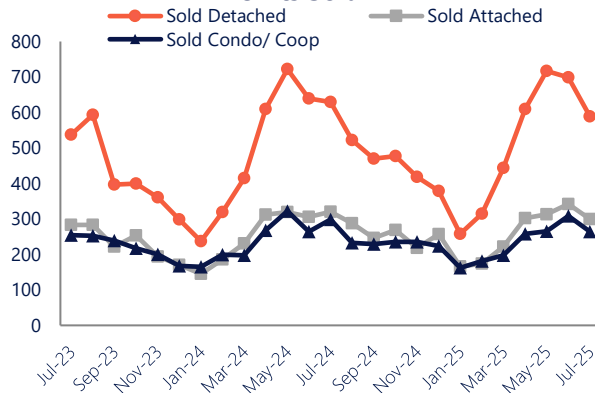
Days On Market

20



Up 18%
Vs. Year Ago

Units Sold*



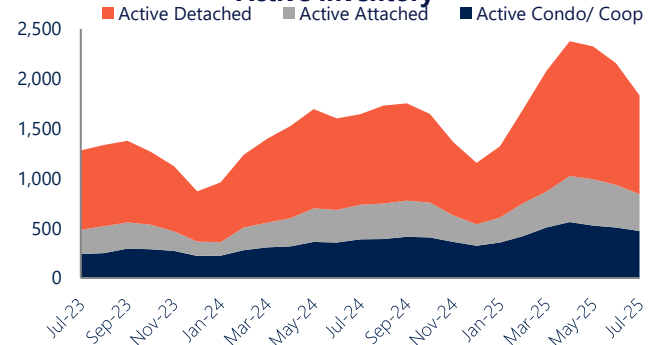
Units Sold

There was a decrease in total units sold in July, with 1,152 sold this month in Fairfax County versus 1,349 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

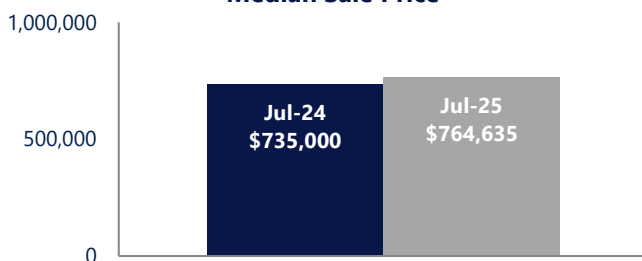
Active Inventory

Versus last year, the total number of homes available this month is higher by 191 units or 12%. The total number of active inventory this July was 1,834 compared to 1,643 in July 2024. This month's total of 1,834 is lower than the previous month's total supply of available inventory of 2,153, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Fairfax County Homes was \$735,000. This July, the median sale price was \$764,635, an increase of 4% or \$29,635 compared to last year. The current median sold price is approximately the same as the median price in June.

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

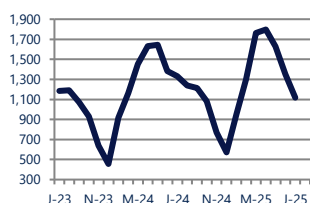
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

JULY 2025

New Listings

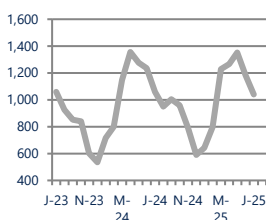
1,116



Down -16%
Vs. Year Ago

Current Contracts

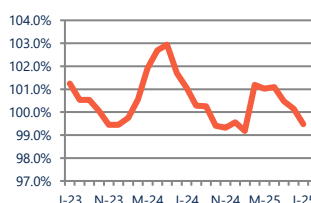
1,040



Down -2%
Vs. Year Ago

Sold Vs. List Price

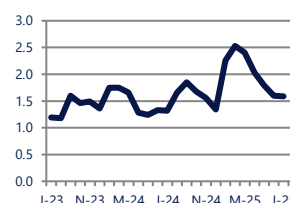
99.5%



Down -1.6%
Vs. Year Ago

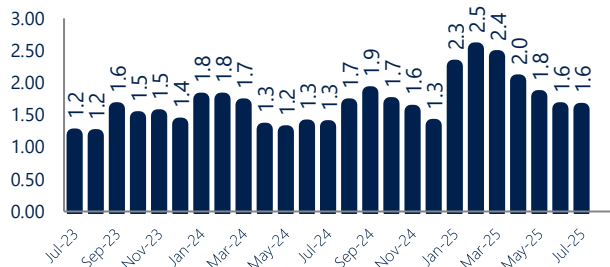
Months of Supply

1.6



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

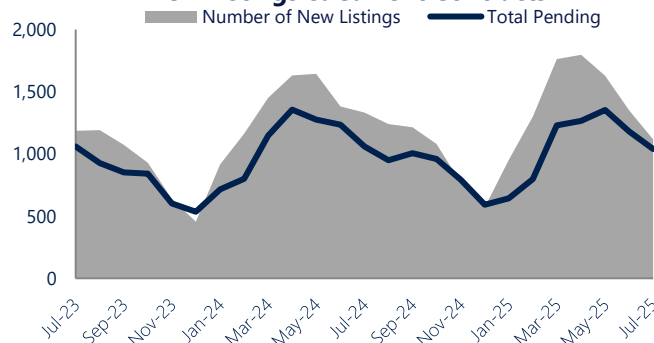
In July, there was 1.6 months of supply available in Fairfax County, compared to 1.3 in July 2024. That is an increase of 21% versus a year ago.

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.

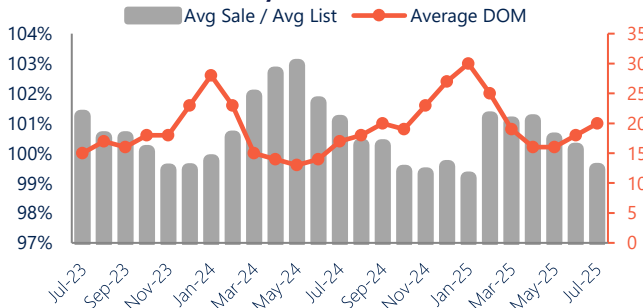
New Listings & Current Contracts

This month there were 1,116 homes newly listed for sale in Fairfax County compared to 1,333 in July 2024, a decrease of 16%. There were 1,040 current contracts pending sale this July compared to 1,059 a year ago. The number of current contracts is 2% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Fairfax County was 99.5% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 17, an increase of 18%.