

# THE LONG & FOSTER MARKET MINUTE™

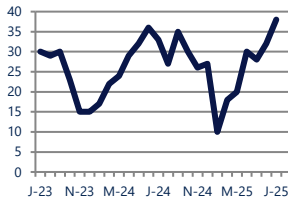
FOCUS ON: **LORTON, MASON NECK, AND FORT BELVOIR HOUSING MARKET**

**JULY 2025**

**Zip Code(s): 22079 and 22060**

## Units Sold

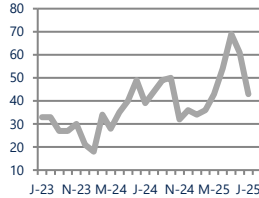
**38**



**Up 15%**  
Vs. Year Ago

## Active Inventory

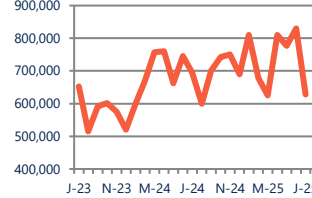
**43**



**Up 10%**  
Vs. Year Ago

## Median Sale Price

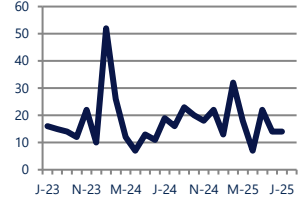
**\$628,450**



**Down -10%**  
Vs. Year Ago

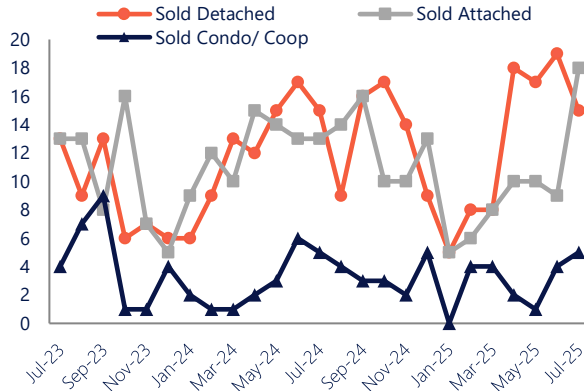
## Days On Market

**14**



**Down -26%**  
Vs. Year Ago

### Units Sold\*



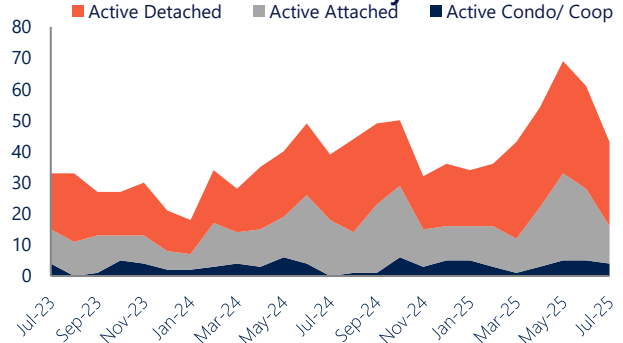
## Units Sold

There was an increase in total units sold in July, with 38 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 32 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 15% versus July 2024.

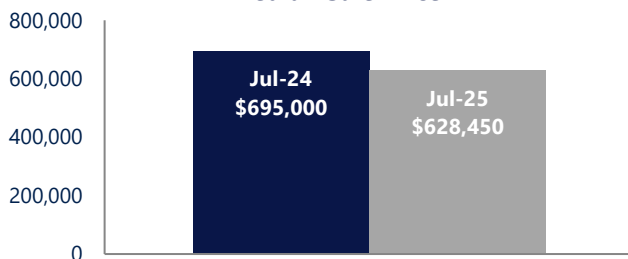
## Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 10%. The total number of active inventory this July was 43 compared to 39 in July 2024. This month's total of 43 is lower than the previous month's total supply of available inventory of 61, a decrease of 30%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$695,000. This July, the median sale price was \$628,450, a decrease of 10% or \$66,550 compared to last year. The current median sold price is 24% lower than in June.

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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REAL ESTATE



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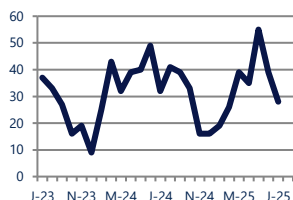
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JULY 2025

Zip Code(s): 22079 and 22060

## New Listings

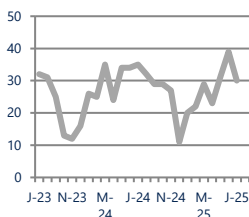
28



**Down -13%**  
Vs. Year Ago

## Current Contracts

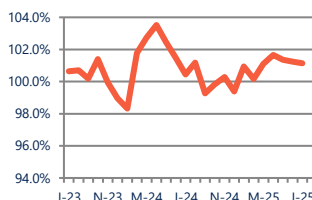
30



**Down -14%**  
Vs. Year Ago

## Sold Vs. List Price

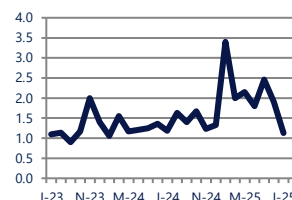
101.1%



**Up 0.7%**  
Vs. Year Ago

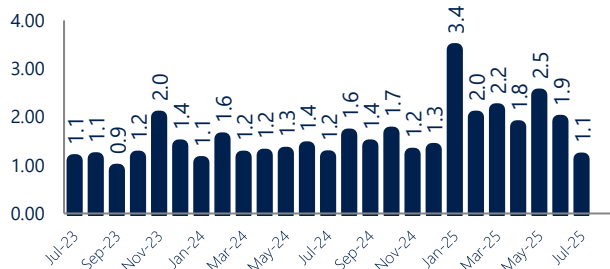
## Months of Supply

1.1



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

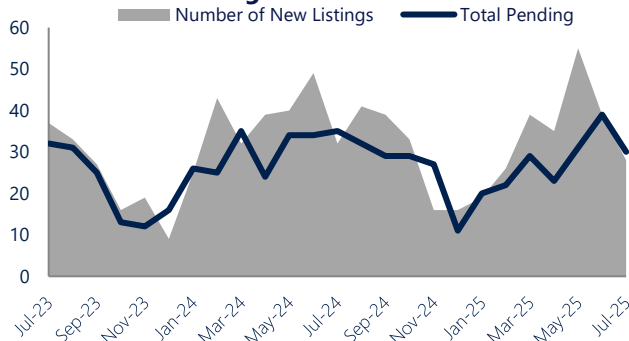
In July, there was 1.1 months of supply available in Lorton, Mason Neck, and Fort Belvoir. The amount of supply is similar compared to a year ago.

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.

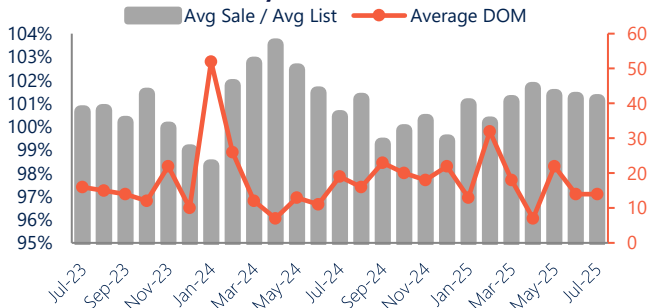
## New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 32 in July 2024, a decrease of 13%. There were 30 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 14% 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 Lorton, Mason Neck, and Fort Belvoir was 101.1% of the average list price, which is 0.7% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 19, a decrease of 26%.

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