

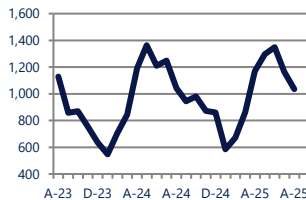
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

AUGUST 2025

## Units Sold

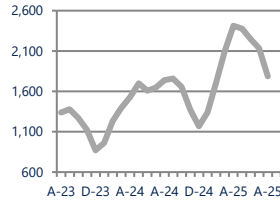
1,035



**Down -1%**  
Vs. Year Ago

## Active Inventory

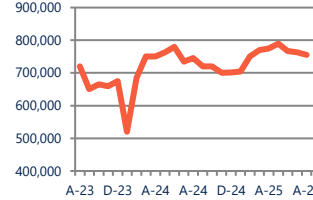
1,786



**Up 3%**  
Vs. Year Ago

## Median Sale Price

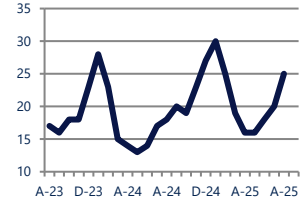
\$755,000



**Up 1%**  
Vs. Year Ago

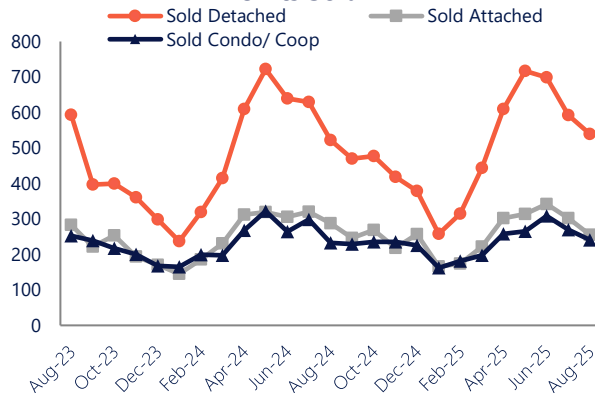
## Days On Market

25



**Up 39%**  
Vs. Year Ago

## Units Sold\*



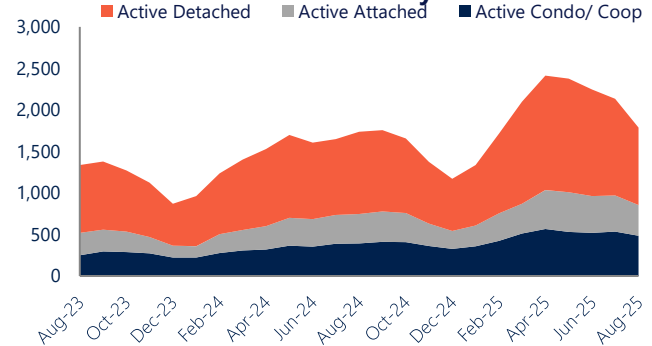
## Units Sold

There was a decrease in total units sold in August, with 1,035 sold this month in Fairfax County versus 1,164 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 1% versus August 2024.

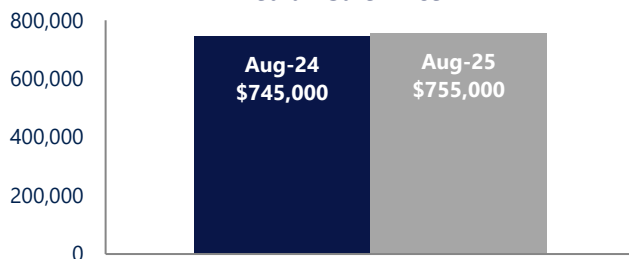
## Active Inventory

Versus last year, the total number of homes available this month is higher by 48 units or 3%. The total number of active inventory this August was 1,786 compared to 1,738 in August 2024. This month's total of 1,786 is lower than the previous month's total supply of available inventory of 2,135, a decrease of 16%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last August, the median sale price for Fairfax County Homes was \$745,000. This August, the median sale price was \$755,000, an increase of 1% or \$10,000 compared to last year. The current median sold price is 1% lower than in July.

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

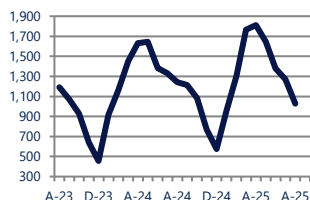
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FAIRFAX COUNTY HOUSING MARKET**

AUGUST 2025

## New Listings

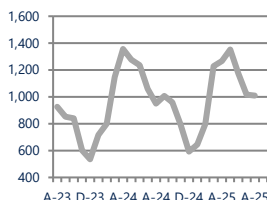
1,029



**Down -17%**  
Vs. Year Ago

## Current Contracts

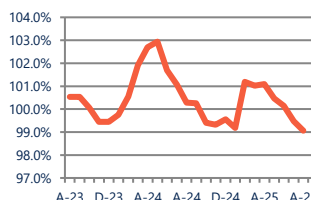
1,010



**Up 6%**  
Vs. Year Ago

## Sold Vs. List Price

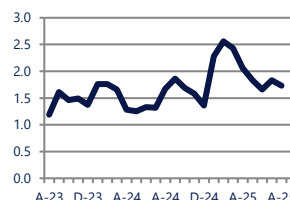
99.1%



**Down -1.2%**  
Vs. Year Ago

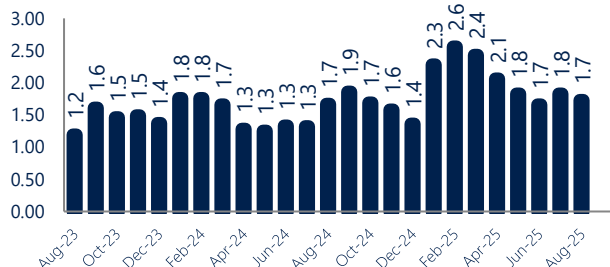
## Months of Supply

1.7



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

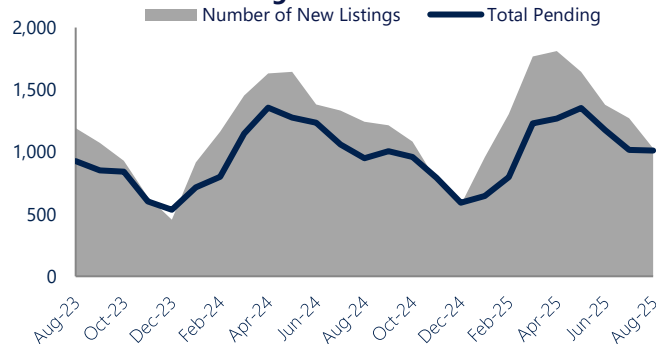
In August, there was 1.7 months of supply available in Fairfax County. The amount of supply is similar compared to a year ago.

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.

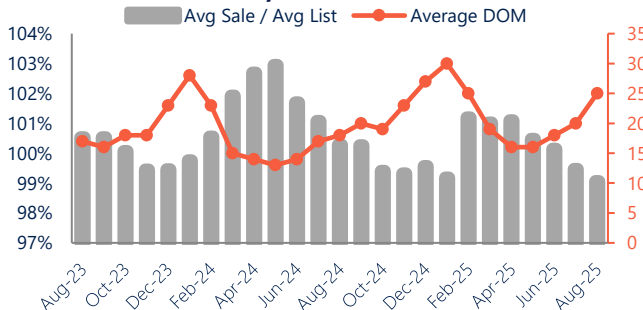
## New Listings & Current Contracts

This month there were 1,029 homes newly listed for sale in Fairfax County compared to 1,242 in August 2024, a decrease of 17%. There were 1,010 current contracts pending sale this August compared to 950 a year ago. The number of current contracts is 6% higher than last August.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In August, the average sale price in Fairfax County was 99.1% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 18, an increase of 39%.