

THE LONG & FOSTER MARKET MINUTE™

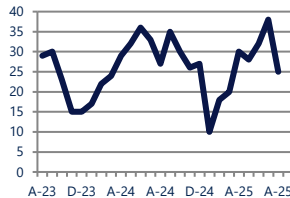
FOCUS ON: **LORTON, MASON NECK, AND FORT BELVOIR HOUSING MARKET**

AUGUST 2025

Zip Code(s): 22079 and 22060

Units Sold

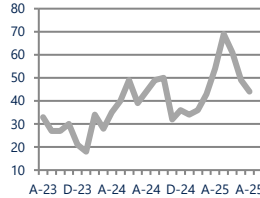
25



Down -7%
Vs. Year Ago

Active Inventory

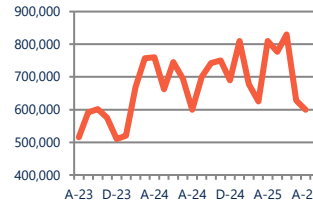
44



No Change
Vs. Year Ago

Median Sale Price

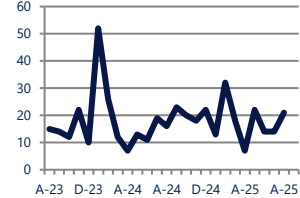
\$600,000



No Change
Vs. Year Ago

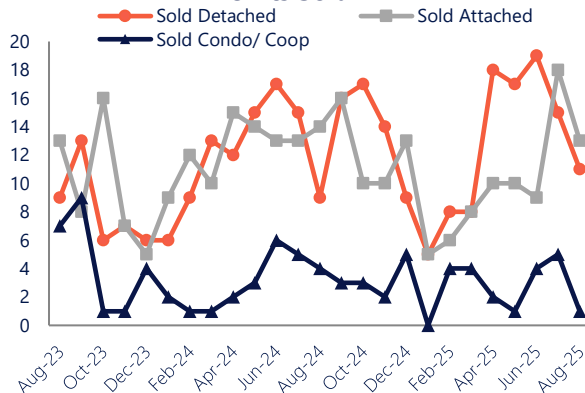
Days On Market

21



Up 31%
Vs. Year Ago

Units Sold*



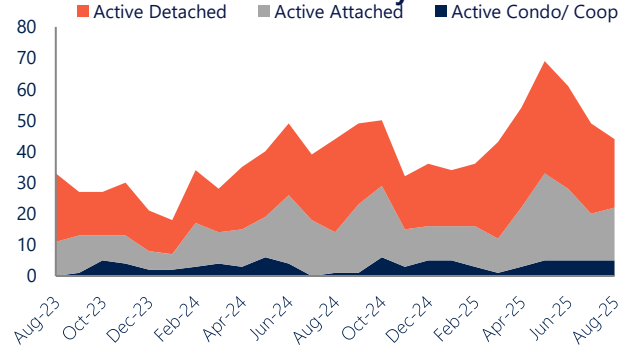
Units Sold

There was a decrease in total units sold in August, with 25 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 38 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 7% versus August 2024.

Active Inventory

The total number of homes available this month is 44 units, which is similar compared to a year ago. This month's total of 44 is lower than the previous month's total supply of available inventory of 49, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$600,000. This August, the median sale price was \$600,000, which is similar compared to a year ago. The current median sold price is 5% higher 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.

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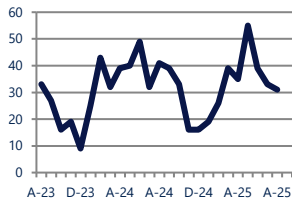
FOCUS ON: **LORTON, MASON NECK, AND FORT BELVOIR HOUSING MARKET**

AUGUST 2025

Zip Code(s): 22079 and 22060

New Listings

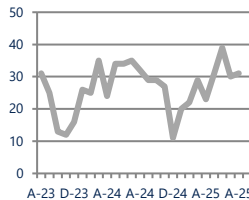
31



Down -24%
Vs. Year Ago

Current Contracts

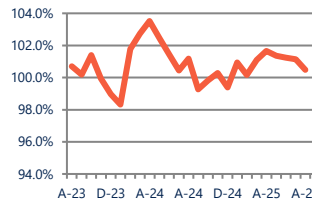
31



Down -3%
Vs. Year Ago

Sold Vs. List Price

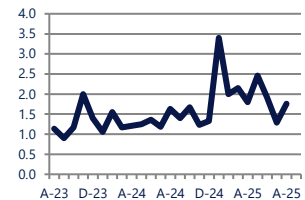
100.5%



Down -0.7%
Vs. Year Ago

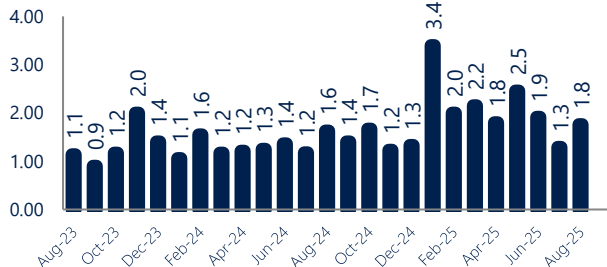
Months of Supply

1.8



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

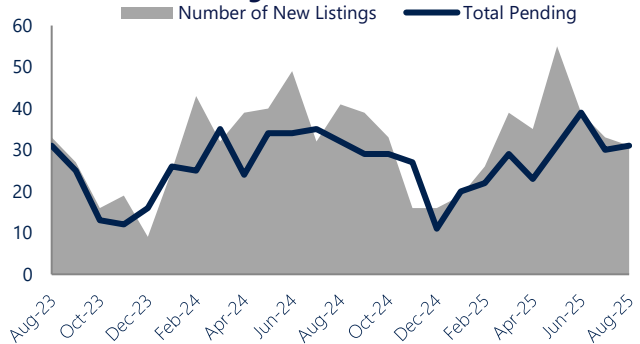
In August, there was 1.8 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 1.6 in August 2024. That is an increase of 8% versus a year ago.

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.

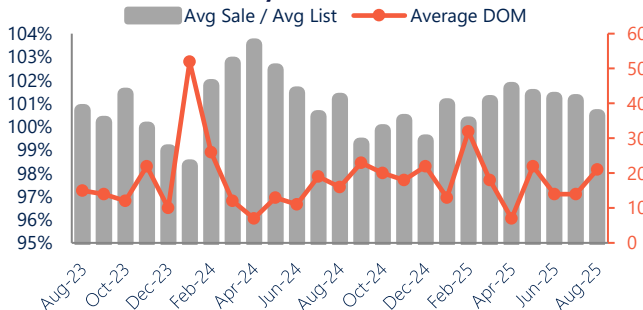
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 41 in August 2024, a decrease of 24%. There were 31 current contracts pending sale this August compared to 32 a year ago. The number of current contracts is 3% lower 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 Lorton, Mason Neck, and Fort Belvoir was 100.5% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 16, an increase of 31%.

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