A photograph of a red brick building with a yellow door and a white bicycle. The door has a small window with a grid pattern. There are two black lantern-style light fixtures on the wall, one on each side of the door. A brass mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The building has a concrete step leading up to the door.

**LONG & FOSTER<sup>®</sup>**  
— REAL ESTATE —

County  
Market Report

**Fairfax County, Virginia**

February 2026

## About Fairfax County

Welcome to your personalized market report for Fairfax County in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get  
the full Market Report  
and to learn more  
about Fairfax County.



# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Fairfax County, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
<b>Homes Sold</b>	575	841	▼ 32%	602	▼ 4%
<b>Median Sale Price</b>	\$680,000	\$725,000	▼ 6%	\$715,000	▼ 5%
<b>Median List Price</b>	\$680,000	\$729,900	▼ 7%	\$713,500	▼ 5%
<b>Sale to List Price Ratio</b>	99%	99%	0%	100%	▼ 1%
<b>Sales Volume</b>	\$488,322,991	\$723,758,282	▼ 33%	\$528,784,092	▼ 8%
<b>Median Days on Market</b>	24 days	21 days	▲ 3 days	11 days	▲ 13 days
<b>Homes Sold Year to Date</b>	575	12,003	▼ 95%	602	▼ 4%

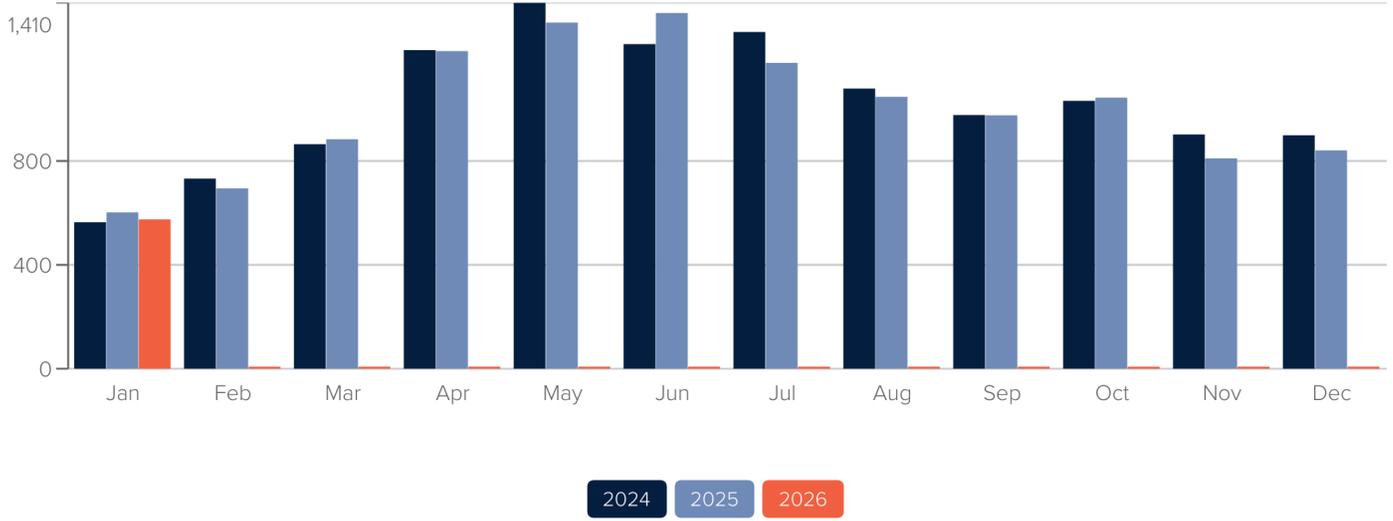
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 16, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

<b>961</b> Homes for Sale	<b>\$780,000</b> Median List Price	<b>35</b> Median Days on Market
<b>927</b> Homes Under Contract	<b>\$60,000,000</b> High Price	<b>\$149,500</b> Low Price

Values pulled on 2/16/2026

**Homes Sold**



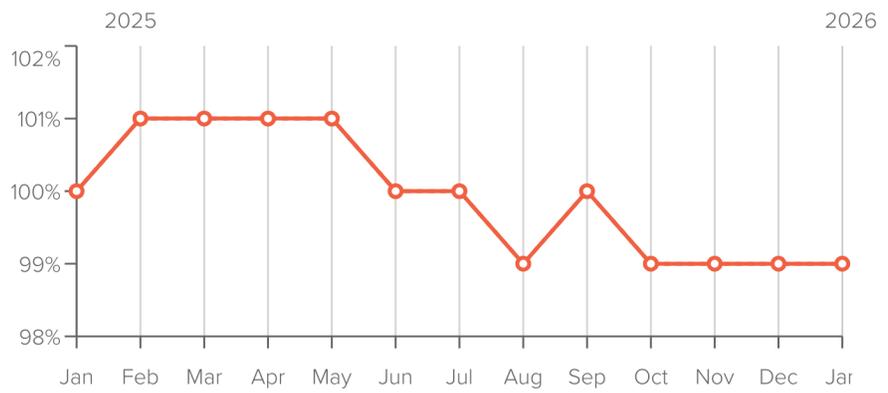
**Sale to List Price Ratio**



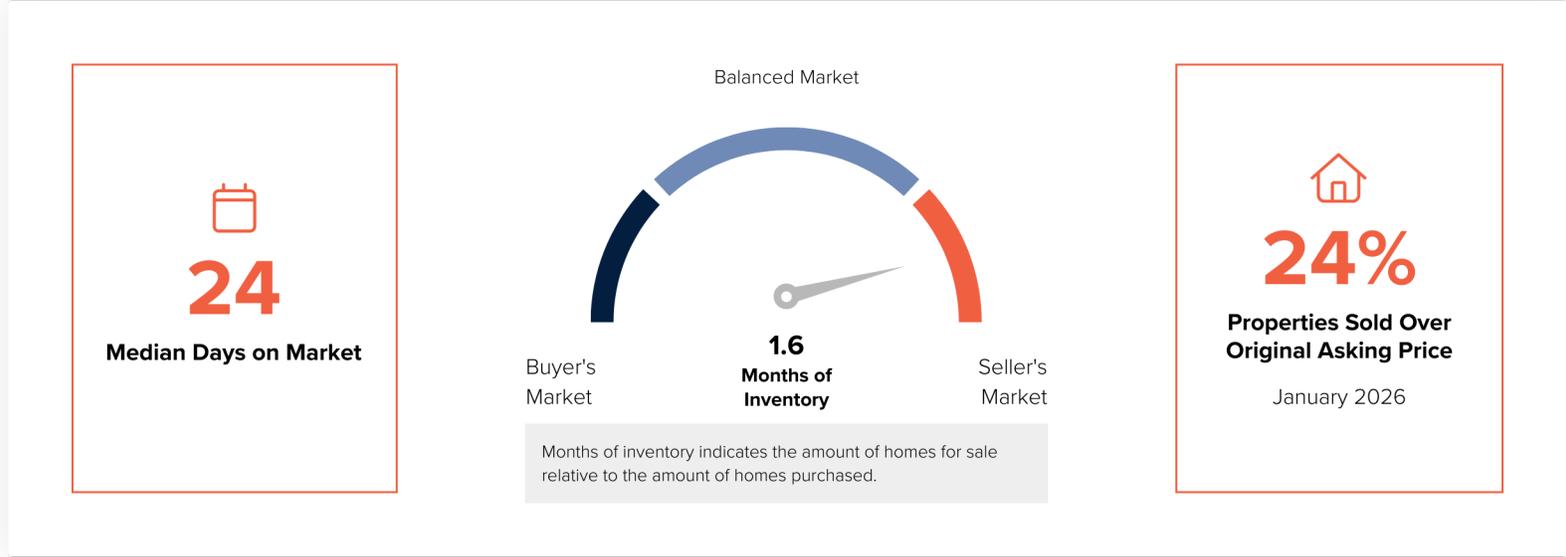
**99%**

**Average Sale to List Price Ratio**

January 2026



# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	<ul style="list-style-type: none"> <li>More homes to choose from</li> <li>Could spend less than asking price</li> <li>Price restrictions</li> <li>Rarely competing offers</li> </ul>	<ul style="list-style-type: none"> <li>Fewer homes to choose from</li> <li>Need to be able to close quickly</li> <li>Could spend more than asking price</li> <li>Competition from other buyers</li> </ul>
How it Impacts Sellers	<ul style="list-style-type: none"> <li>Takes more time to sell</li> <li>Fewer offers received</li> <li>Could get lower than asking price</li> <li>May have to make repairs and/or concessions</li> </ul>	<ul style="list-style-type: none"> <li>Home sells quickly</li> <li>Multiple offers likely</li> <li>Could get more than asking price</li> <li>Buyers willing to overlook repairs</li> </ul>

**Market Conditions by Price Range**

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings As of 2/16/26	Months of Inventory			Sales		Market Climate
		Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg		
<b>All Price Ranges</b>	939	1.6	0.4	576	882	Seller's	
< \$300,000	80	2.4	0.7	34	45	● Seller's	
\$300,000 - \$600,000	247	1.3	0.4	187	236	● Seller's	
\$600,000 - \$900,000	236	1.2	0.3	193	323	● Seller's	
\$900,000 - \$1,200,000	86	0.9	0.3	93	132	● Seller's	
\$1,200,000 - \$1,500,000	60	2.3	0.4	26	63	● Seller's	
\$1,500,000 - \$1,800,000	30	1.8	0.5	17	28	● Seller's	
\$1,800,000 - \$2,100,000	29	4.1	0.6	7	16	● Balanced	
\$2,100,000 - \$2,400,000	35	5.8	1.3	6	13	● Balanced	
\$2,400,000 - \$2,700,000	31	31.0	3.1	1	5	● Buyer's	
\$2,700,000 - \$3,000,000	24	24.0	3.0	1	5	● Buyer's	
> \$3,000,000	81	7.4	2.2	11	13	● Buyer's	

**Seller's Market**

Less than 4 months of inventory

**Balanced Market**

Between 4-6 months of inventory

**Buyer's Market**

More than 6 months of inventory

# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Fairfax County, Virginia. The values are based on closed transactions in January 2026.

