

LONG & FOSTER[®]
REAL ESTATE

Community
Market Report

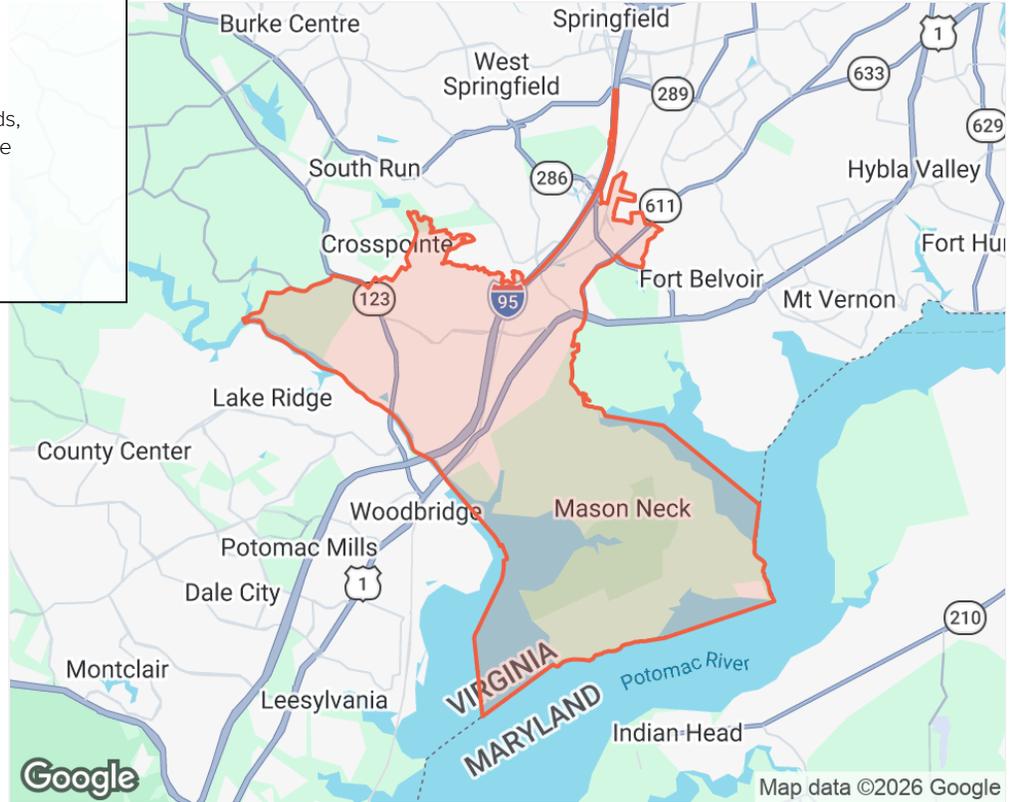
Lorton, Virginia

February 2026



About Lorton

Welcome to your personalized market report for Lorton 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 Lorton.



Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Lorton, 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 |
|---------------------------------|----------------------------|------------------------|---------------------------|-----------------------|--------------------------|
| Homes Sold | 13 | 24 | ▼ 46% | 12 | ▲ 8% |
| Median Sale Price | \$600,000 | \$845,768 | ▼ 29% | \$850,000 | ▼ 29% |
| Median List Price | \$600,000 | \$843,078 | ▼ 29% | \$852,450 | ▼ 30% |
| Sale to List Price Ratio | 99% | 102% | ▼ 3% | 101% | ▼ 2% |
| Sales Volume | \$8,609,000 | \$20,184,574 | ▼ 57% | \$12,561,603 | ▼ 31% |
| Median Days on Market | 21 days | 35 days | ▼ 14 days | 7 days | ▲ 14 days |
| Homes Sold Year to Date | 13 | 312 | ▼ 96% | 12 | ▲ 8% |

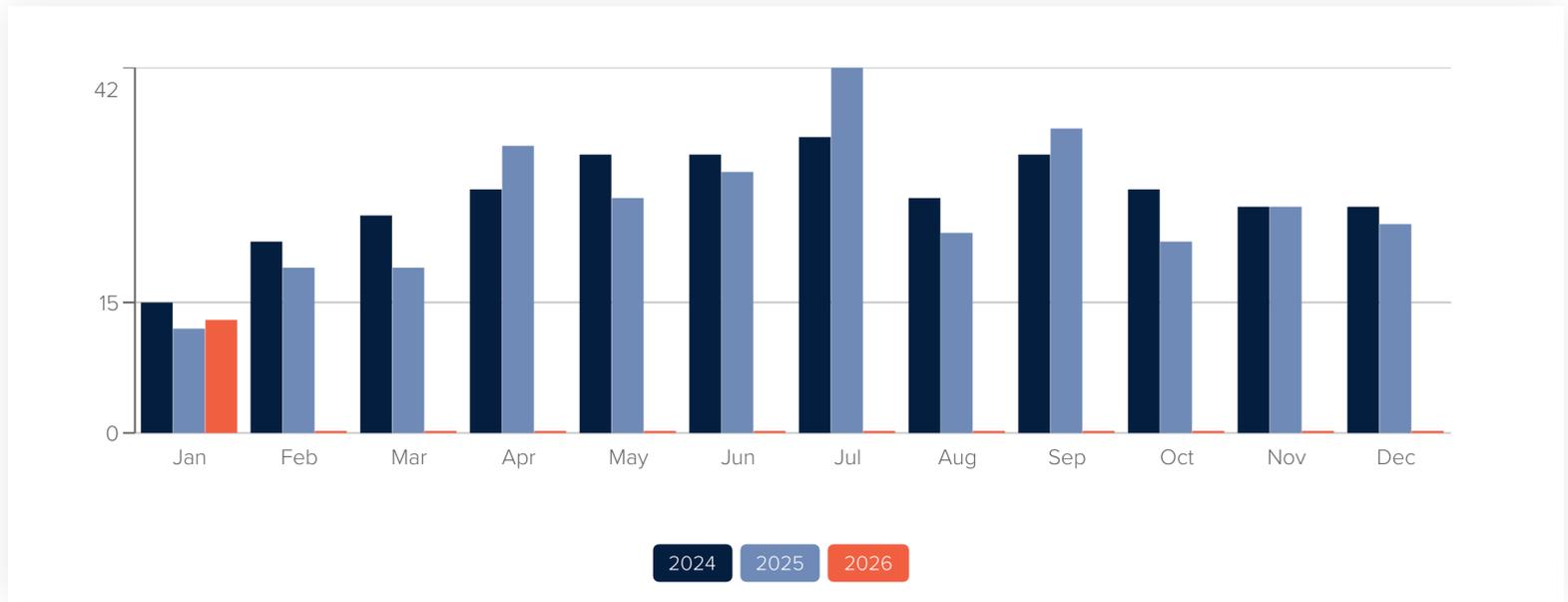
Current Market

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.

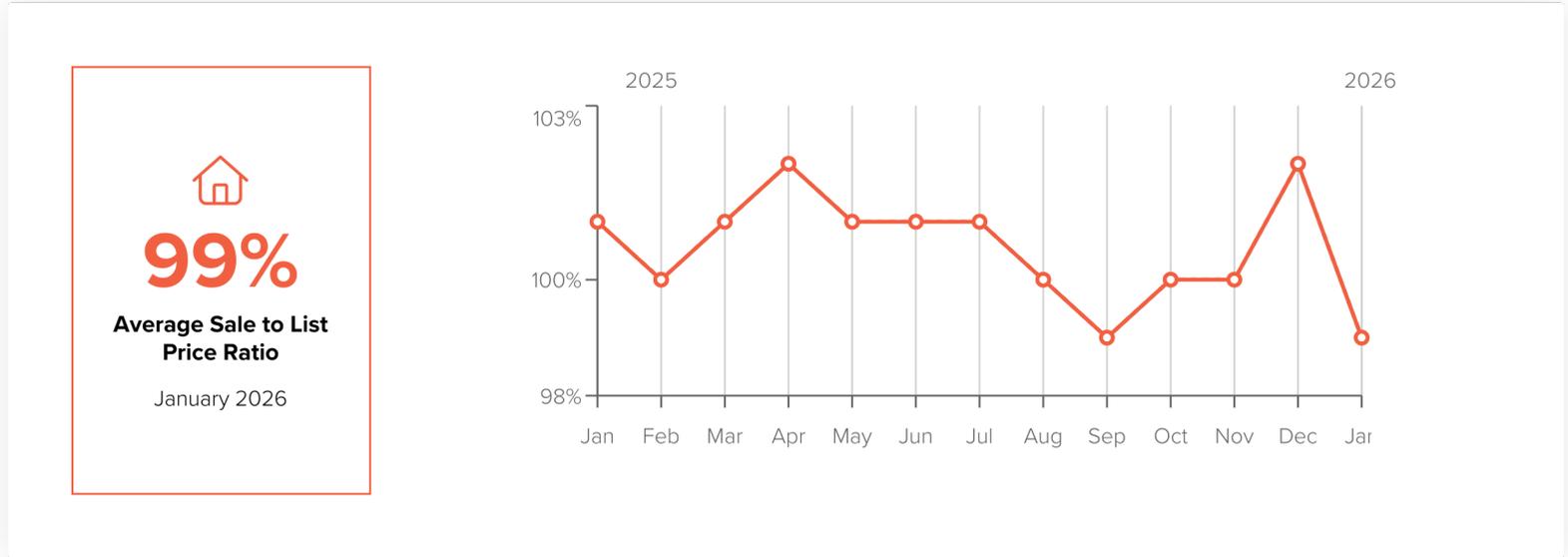
| | | |
|-----------------------------------|---------------------------------------|------------------------------------|
| 30 Homes for Sale | \$812,450 Median List Price | 38 Median Days on Market |
| 22 Homes Under Contract | \$4,795,000 High Price | \$260,000 Low Price |

Values pulled on 2/16/2026

Homes Sold



Sale to List Price Ratio



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

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 | | |
| All Price Ranges | 30 | 2.3 | 0.5 | 13 | 24 | Seller's | |
| < \$200,000 | 0 | — | — | 0 | 0 | — | |
| \$200,000 - \$400,000 | 3 | 3.0 | 1.0 | 1 | 1 | ● Seller's | |
| \$400,000 - \$600,000 | 6 | 1.2 | 0.4 | 5 | 7 | ● Seller's | |
| \$600,000 - \$800,000 | 3 | 1.5 | 0.3 | 2 | 5 | ● Seller's | |
| \$800,000 - \$1,000,000 | 6 | 1.2 | 0.3 | 5 | 5 | ● Seller's | |
| \$1,000,000 - \$1,200,000 | 0 | — | 0.0 | 0 | 2 | — | |
| \$1,200,000 - \$1,400,000 | 3 | — | 1.5 | 0 | 0 | — | |
| \$1,400,000 - \$1,600,000 | 3 | — | — | 0 | 0 | — | |
| \$1,600,000 - \$1,850,000 | 2 | — | — | 0 | 0 | — | |
| \$1,850,000 - \$2,000,000 | 1 | — | 1.0 | 0 | 0 | — | |
| > \$2,000,000 | 3 | — | — | 0 | 0 | — | |

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 Lorton, Virginia. The values are based on closed transactions in January 2026.

