

A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. 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®
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County
Market Report

Fairfax County, Virginia

May 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.



Scan to view the full digital market report for 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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	1,171	915	▲ 28%	1226	▼ 4%
Median Sale Price	\$805,000	\$765,000	▲ 5%	\$775,000	▲ 4%
Median List Price	\$785,000	\$750,000	▲ 5%	\$759,900	▲ 3%
Sale to List Price Ratio	101%	101%	0%	101%	0%
Sales Volume	\$1,112,177,086	\$822,940,548	▲ 35%	\$1,107,604,772	0%
Median Days on Market	6 days	6 days	▲ 0 days	6 days	▲ 0 days
Homes Sold Year to Date	3,379	2,208	▲ 53%	3,421	▼ 1%

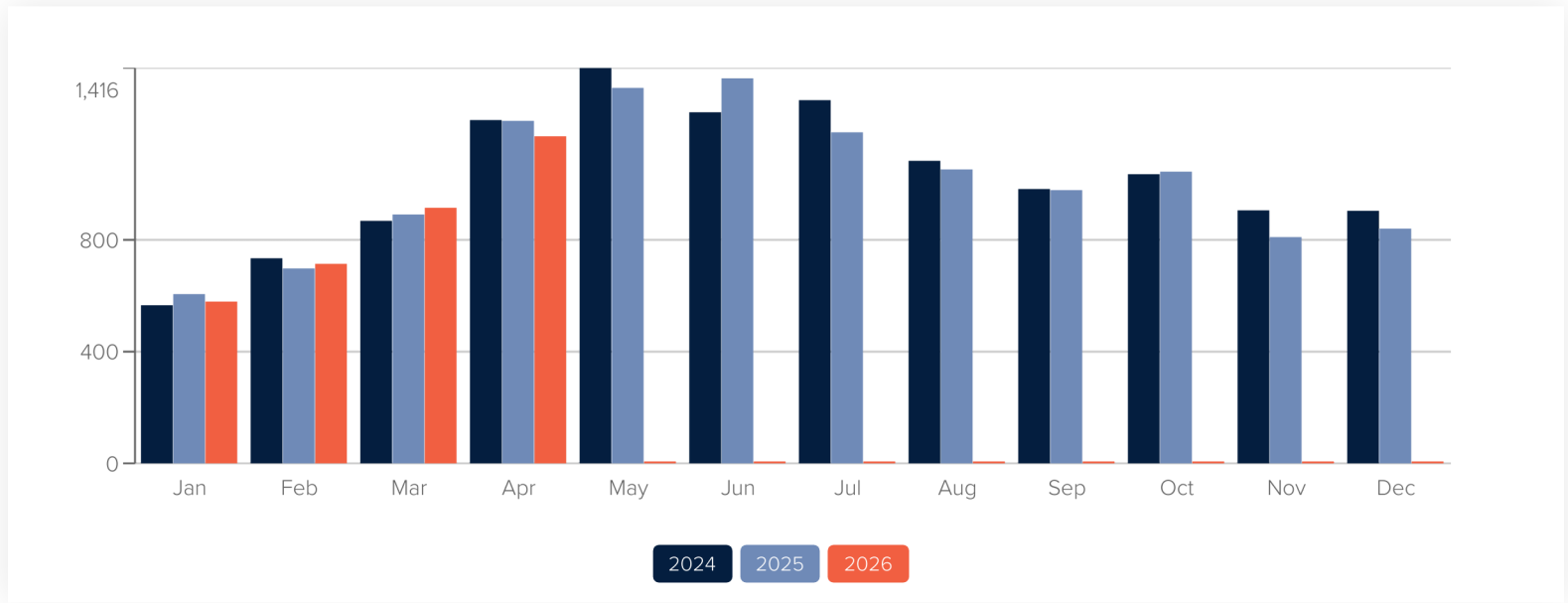
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 14, 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.

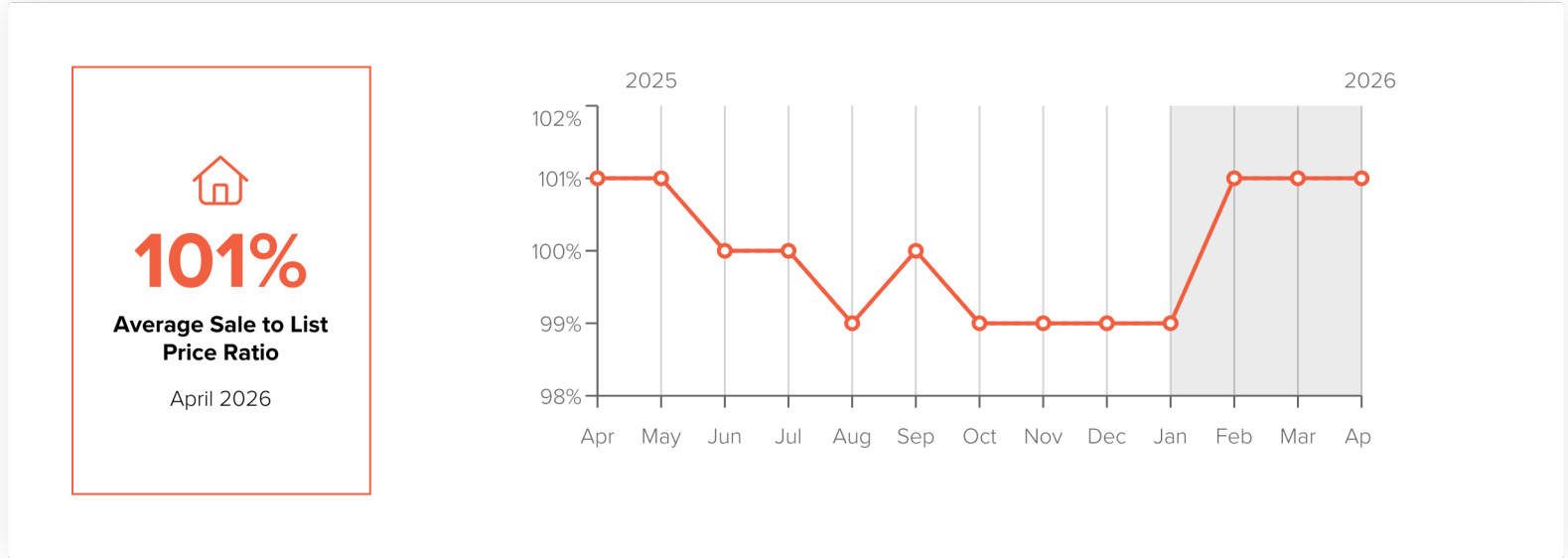
1,743 Homes for Sale	\$810,000 Median List Price	28 Median Days on Market
1,666 Homes Under Contract	\$39,000,000 High Price	\$147,900 Low Price

Values pulled on 5/14/2026

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 5/14/26	Months of Inventory			Sales		Market Climate
		Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg		
All Price Ranges	1,743	1.4	0.6	1,280	856	Seller's	
< \$600,000	546	1.6	0.6	344	262	● Seller's	
\$600,000 - \$700,000	190	1.4	0.5	140	114	● Seller's	
\$700,000 - \$800,000	142	1.0	0.4	136	99	● Seller's	
\$800,000 - \$900,000	133	0.8	0.4	159	92	● Seller's	
\$900,000 - \$1,000,000	102	0.9	0.4	112	67	● Seller's	
\$1,000,000 - \$1,100,000	48	0.8	0.4	63	34	● Seller's	
\$1,100,000 - \$1,200,000	61	1.3	0.6	48	31	● Seller's	
\$1,200,000 - \$1,300,000	58	1.2	0.5	49	30	● Seller's	
\$1,300,000 - \$1,400,000	40	1.2	0.5	34	23	● Seller's	
\$1,400,000 - \$1,500,000	27	0.7	0.4	39	15	● Seller's	
> \$1,500,000	396	2.5	1.2	156	84	● Seller'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 April 2026.

