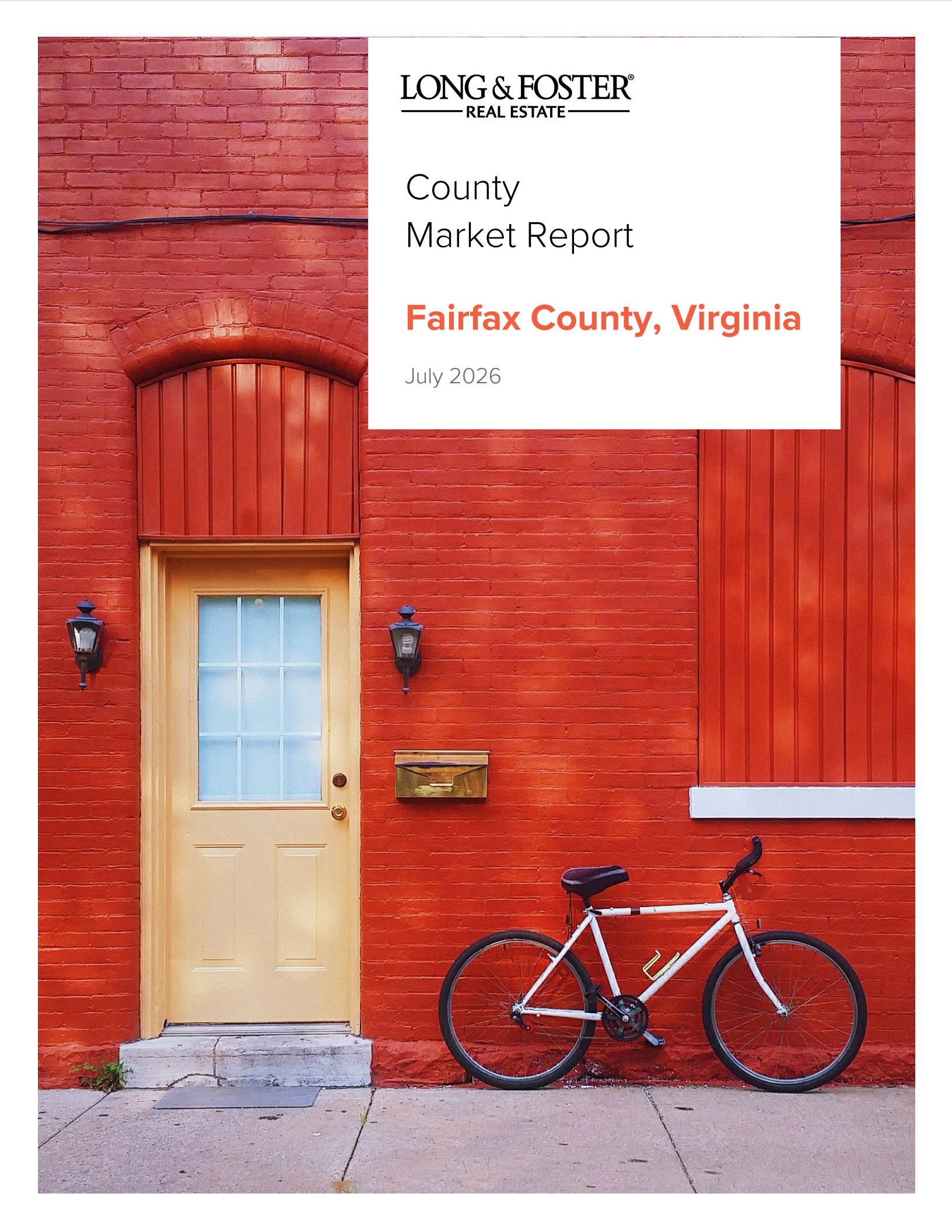


A photograph of a red brick building with a yellow door, a white bicycle, and a mailbox. The door has a transom window with six panes. There are two black lantern-style light fixtures on the wall, one on each side of the door. A white mailbox is mounted on the wall to the right of the door. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The ground is a concrete sidewalk.

LONG & FOSTER®
— REAL ESTATE —

County Market Report

Fairfax County, Virginia

July 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 June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	1,443	1450	0%	1378	▲ 5%
Median Sale Price	\$815,000	\$815,000	0%	\$770,000	▲ 6%
Median List Price	\$799,999	\$799,990	0%	\$774,900	▲ 3%
Sale to List Price Ratio	101%	101%	0%	100%	▲ 1%
Sales Volume	\$1,420,333,311	\$1,366,102,487	▲ 4%	\$1,225,459,459	▲ 16%
Median Days on Market	8 days	6 days	▲ 2 days	9 days	▼ 1 day
Homes Sold Year to Date	6,286	4,843	▲ 30%	6,142	▲ 2%

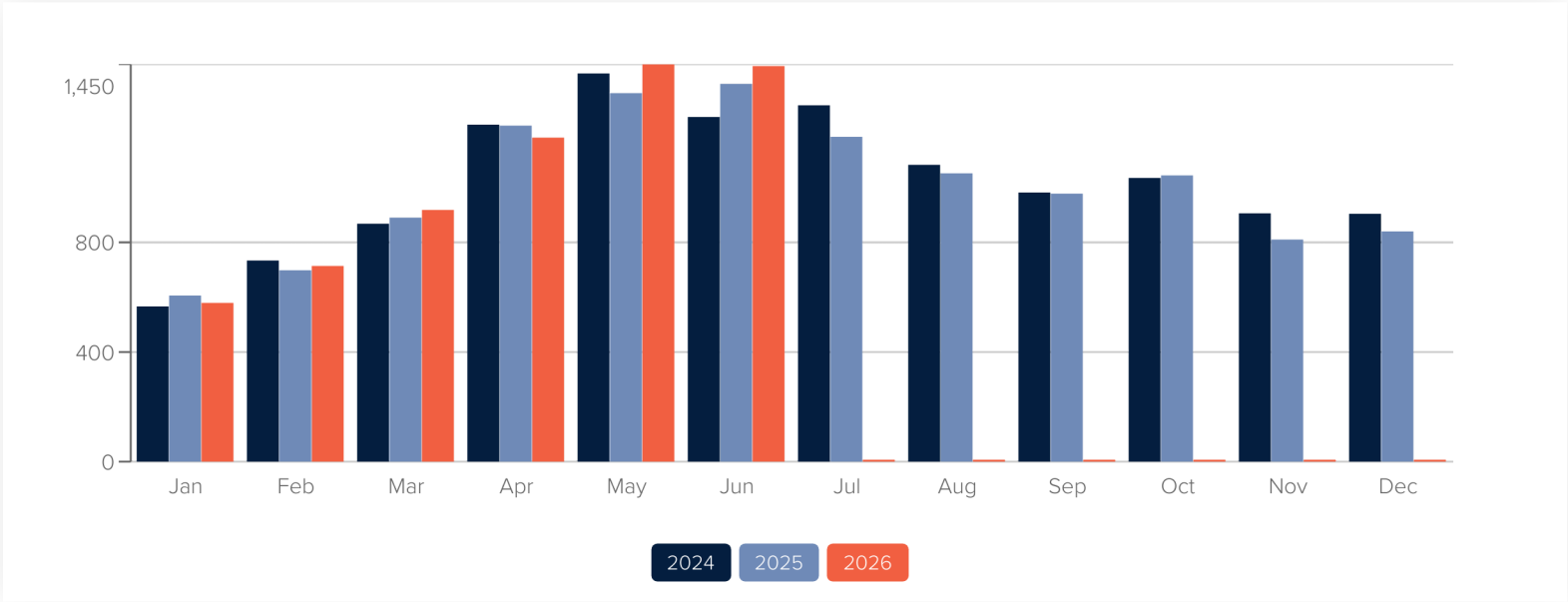
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of July 15, 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.

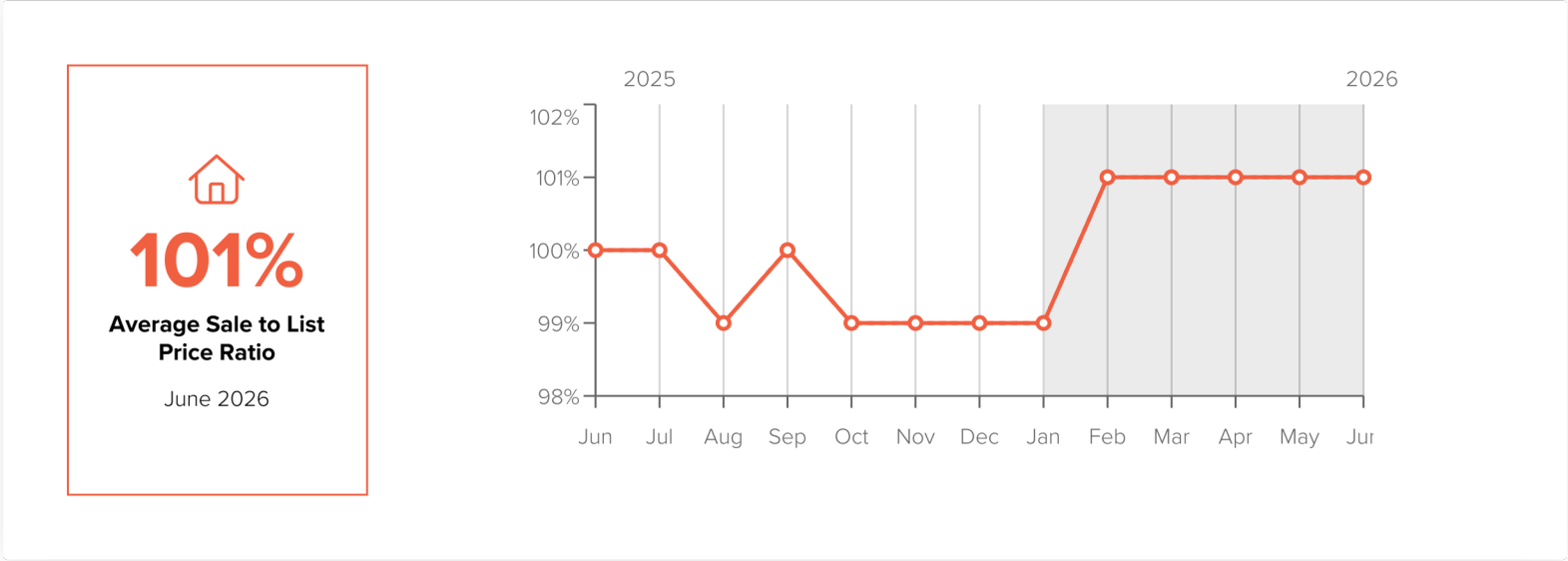
1,857 Homes for Sale	\$775,000 Median List Price	43 Median Days on Market
1,278 Homes Under Contract	\$49,900,000 High Price	\$165,000 Low Price

Values pulled on 7/15/2026

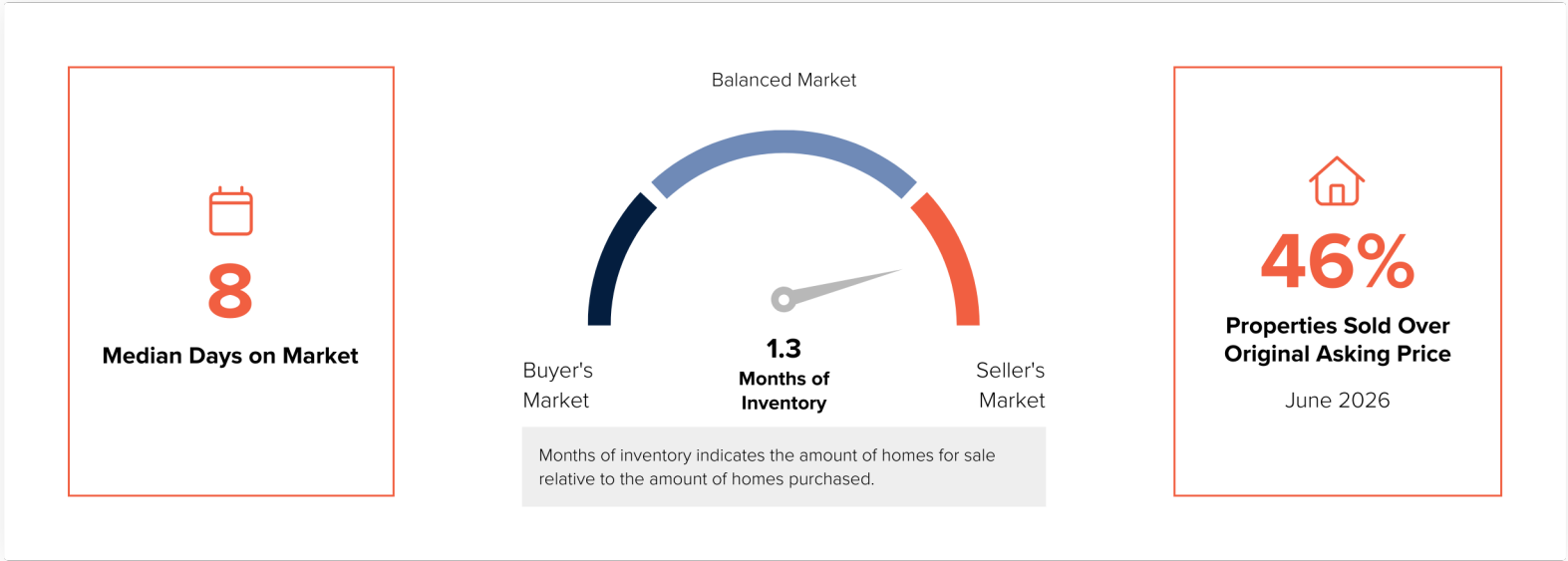
Homes Sold



Sale to List Price Ratio

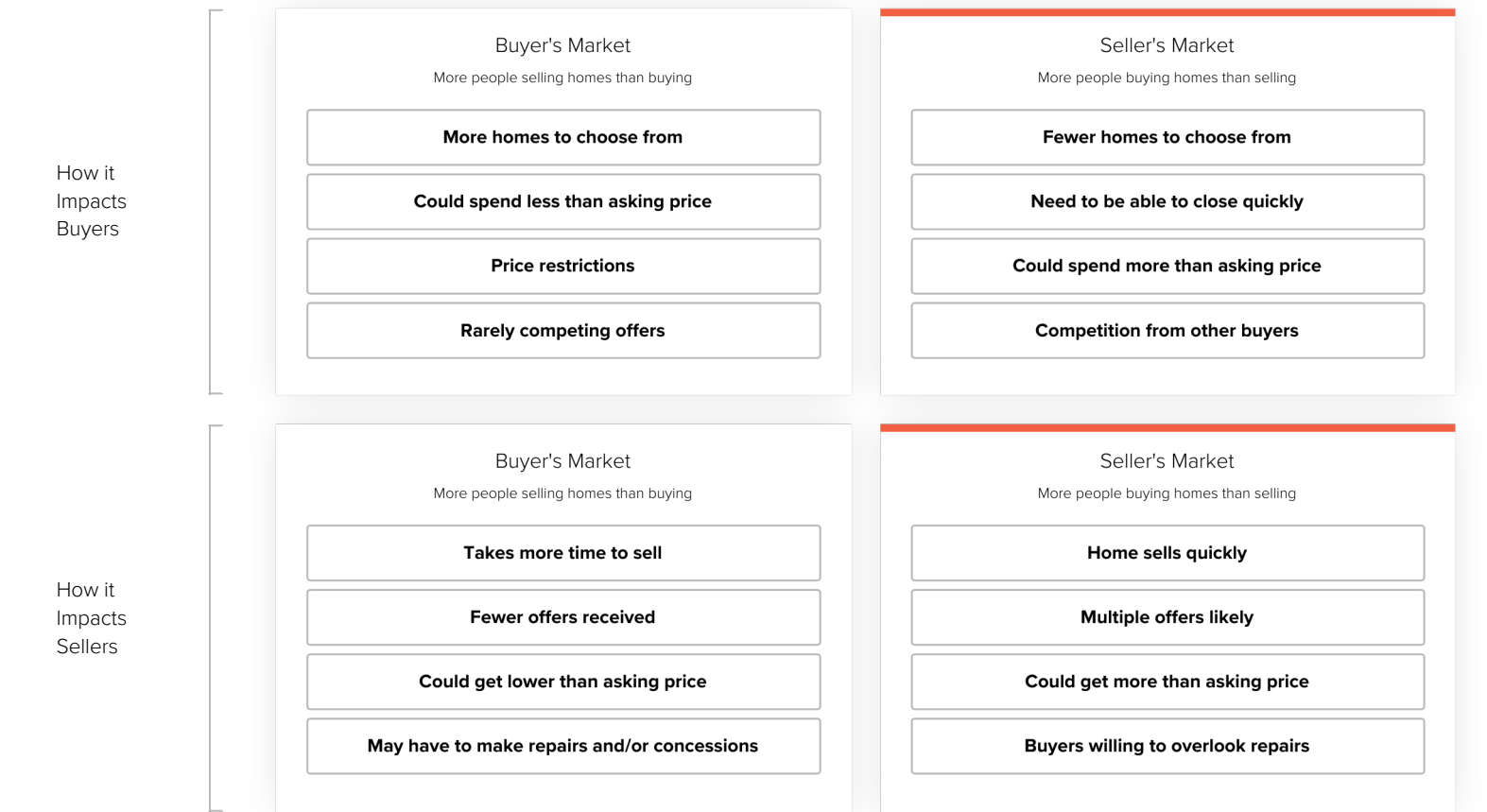


Market Conditions



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.



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	Months of Inventory		Sales		Market Climate
	As of 7/15/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg	
All Price Ranges	1,876	1.3	0.5	1,499	1,057	Seller's
< \$400,000	341	2.4	0.8	141	125	● Seller's
\$400,000 - \$500,000	150	1.6	0.5	96	74	● Seller's
\$500,000 - \$600,000	157	1.1	0.4	139	98	● Seller's
\$600,000 - \$700,000	189	1.0	0.4	190	137	● Seller's
\$700,000 - \$800,000	171	1.1	0.4	153	110	● Seller's
\$800,000 - \$900,000	154	0.9	0.3	165	112	● Seller's
\$900,000 - \$1,000,000	111	0.8	0.3	144	91	● Seller's
\$1,000,000 - \$1,100,000	52	0.8	0.2	68	49	● Seller's
\$1,100,000 - \$1,200,000	58	1.0	0.3	57	41	● Seller's
\$1,200,000 - \$1,300,000	49	0.7	0.3	68	42	● Seller's
> \$1,300,000	444	1.6	0.6	278	174	● 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 June 2026.

