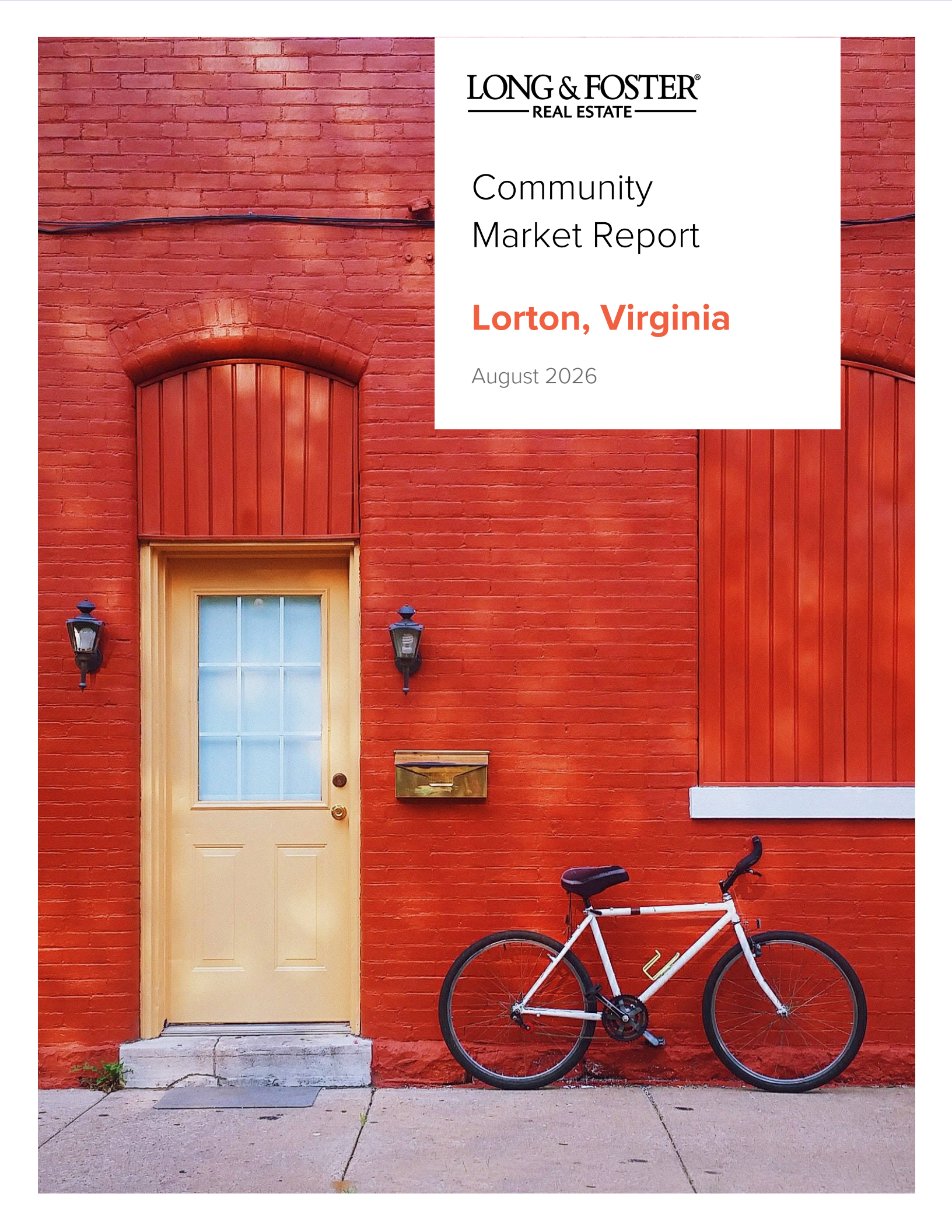


A photograph of a red brick building with a yellow door and a white bicycle parked against the wall. The door has a transom window with a grid pattern. There are two black lantern-style light fixtures on either side of the door and a brass mailbox on the wall to the right. A white bicycle with a black seat and handlebars is parked against the wall to the right of the door. The building has a red brick facade and a yellow door with a transom window. A white bicycle is parked against the wall to the right of the door. The text "LONG & FOSTER®" is at the top, followed by "REAL ESTATE" in a smaller font. Below that is "Community Market Report" and "Lorton, Virginia" in a larger, bold font. At the bottom is "August 2026".

LONG & FOSTER®
REAL ESTATE

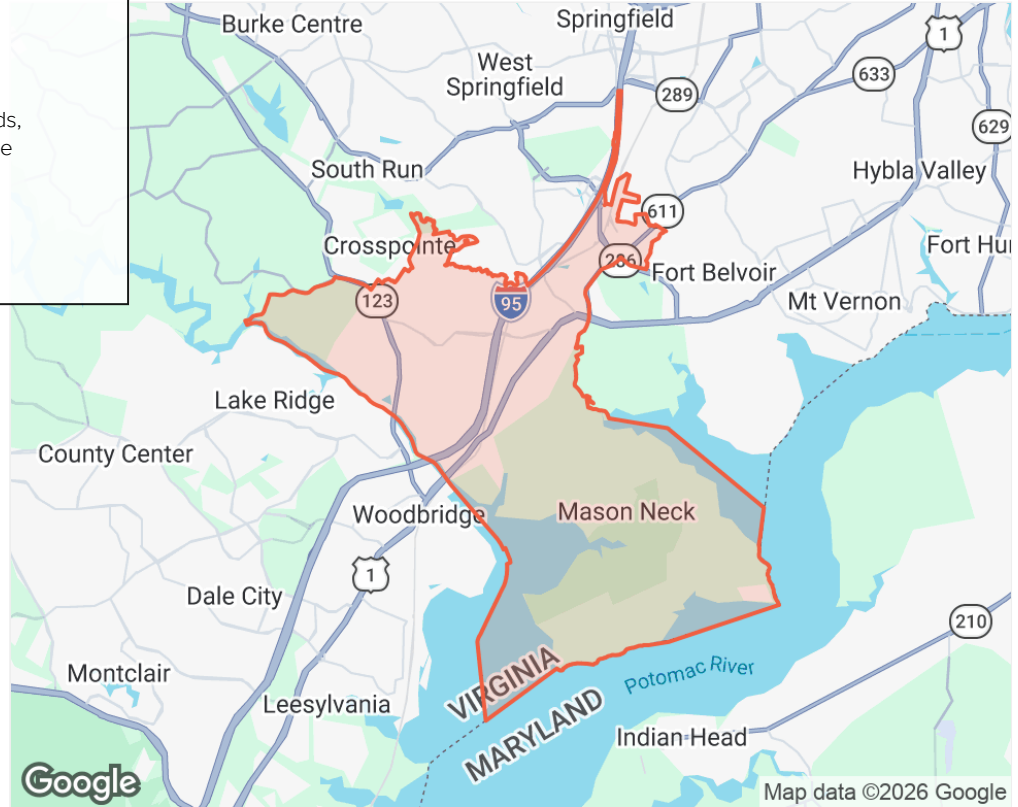
Community Market Report

Lorton, Virginia

August 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.



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

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	27	29	▼ 7%	42	▼ 36%
Median Sale Price	\$610,000	\$590,000	▲ 3%	\$599,500	▲ 2%
Median List Price	\$610,000	\$619,900	▼ 2%	\$592,000	▲ 3%
Sale to List Price Ratio	99%	100%	▼ 1%	101%	▼ 2%
Sales Volume	\$20,171,750	\$18,651,449	▲ 8%	\$28,279,678	▼ 29%
Median Days on Market	9 days	10 days	▼ 1 day	7 days	▲ 2 days
Homes Sold Year to Date	190	163	▲ 17%	182	▲ 4%

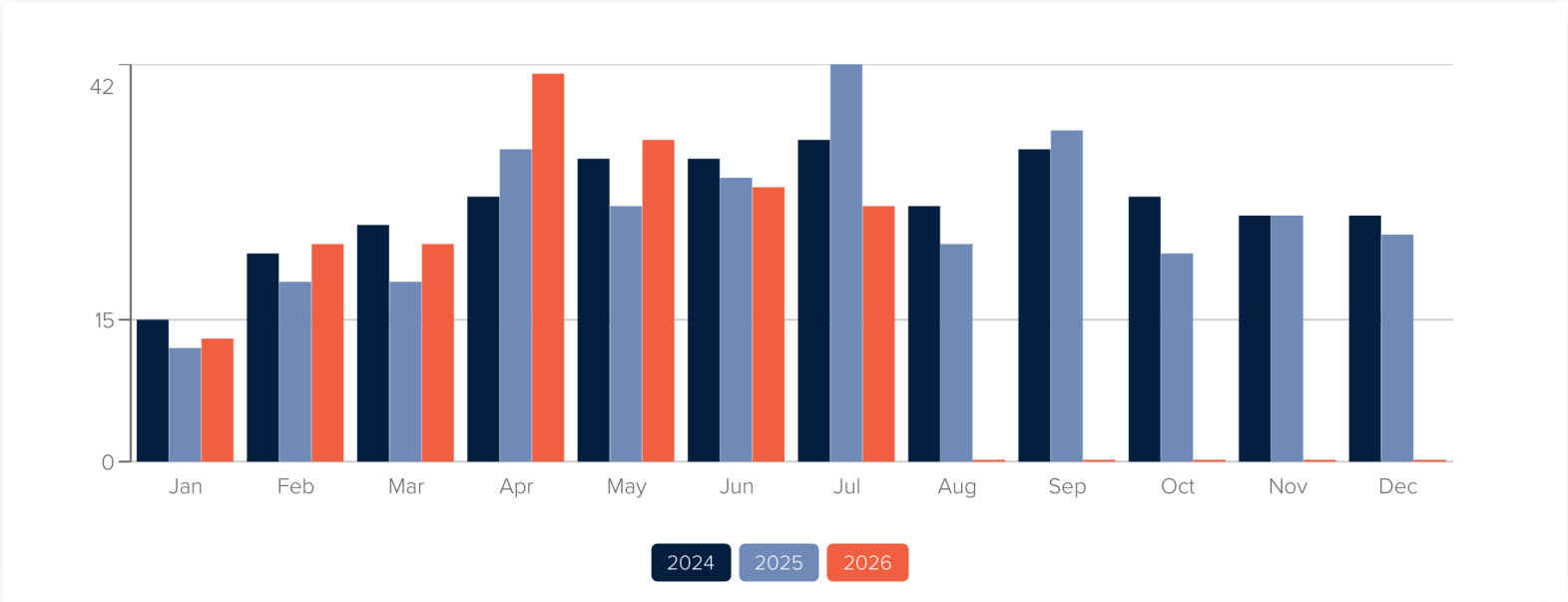
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 12, 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.

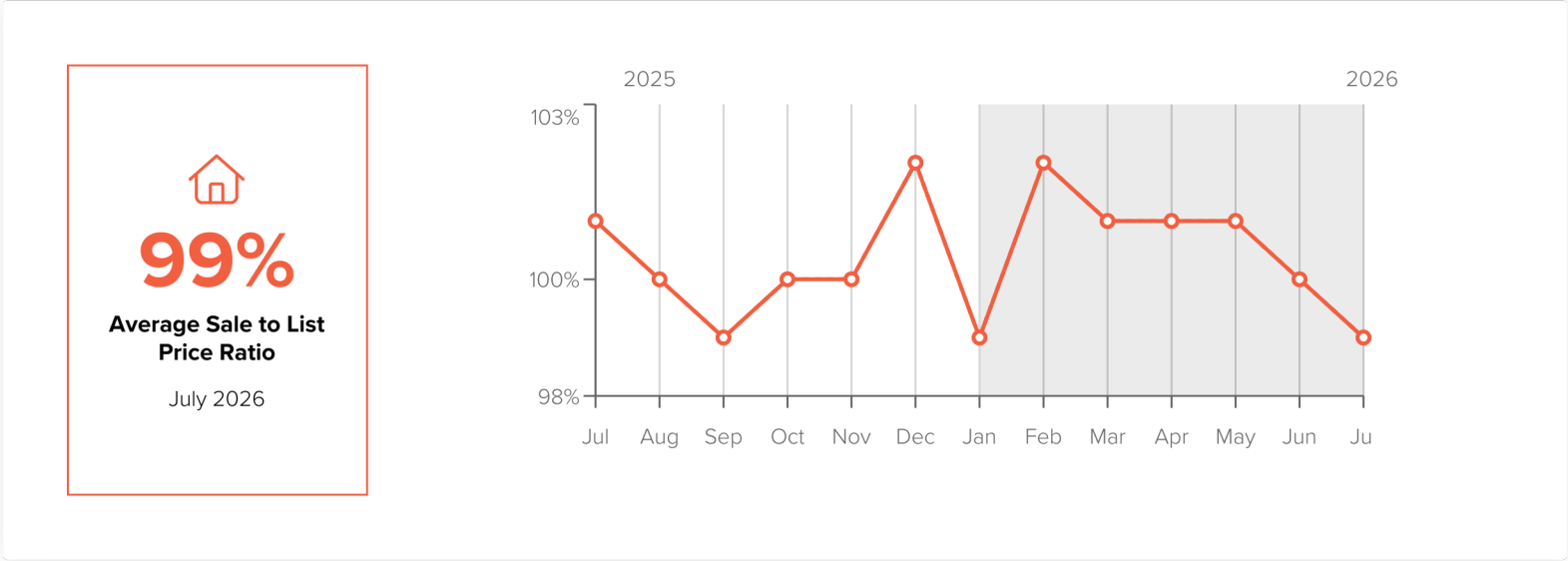
49 Homes for Sale	\$700,000 Median List Price	50 Median Days on Market
44 Homes Under Contract	\$4,795,000 High Price	\$320,000 Low Price

Values pulled on 8/12/2026

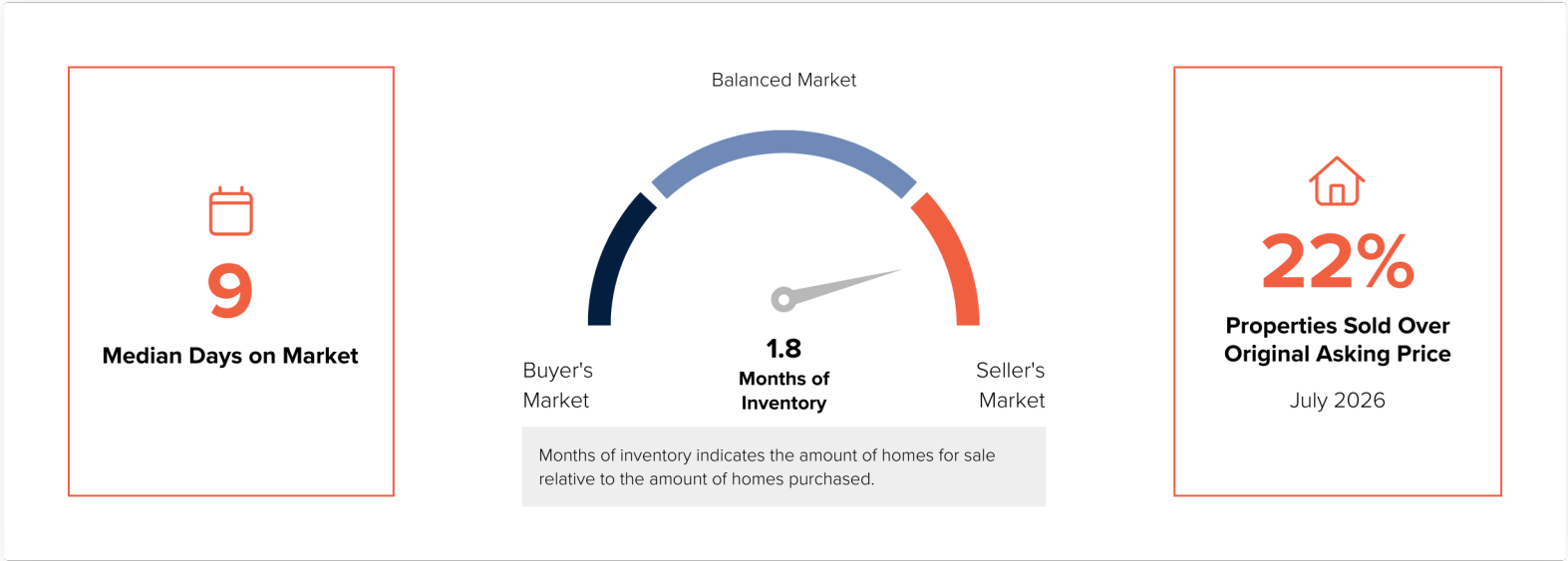
Homes Sold



Sale to List Price Ratio

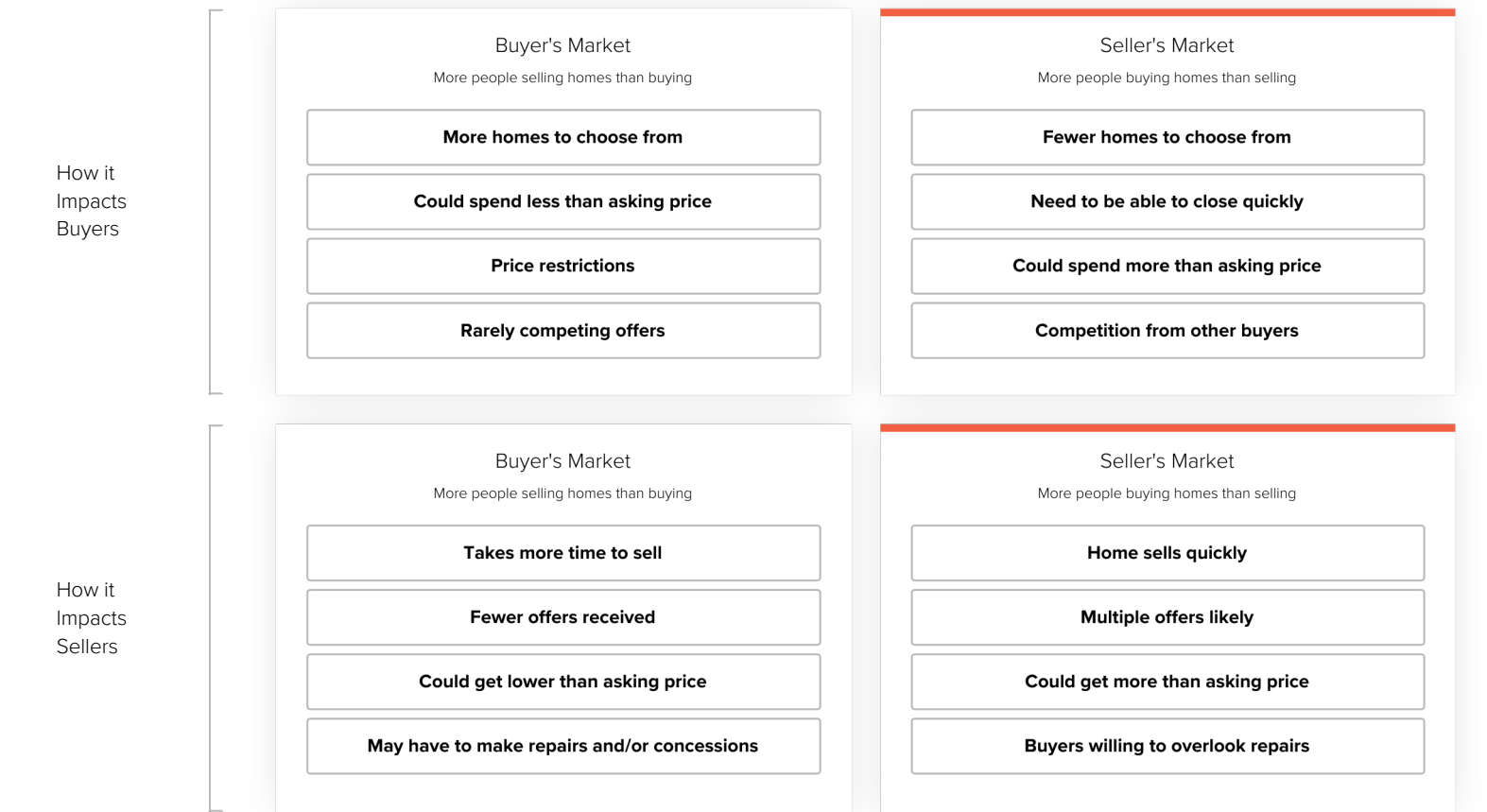


Market Conditions



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 8/12/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg	
All Price Ranges	49	1.8	0.5	27	30	Seller's
< \$350,000	1	—	0.3	0	1	—
\$350,000 - \$425,000	4	2.0	0.5	2	2	● Seller's
\$425,000 - \$500,000	5	1.7	0.5	3	4	● Seller's
\$500,000 - \$575,000	2	0.3	0.1	6	4	● Seller's
\$575,000 - \$650,000	7	2.3	0.8	3	2	● Seller's
\$650,000 - \$725,000	6	2.0	1.2	3	2	● Seller's
\$725,000 - \$800,000	3	3.0	0.4	1	2	● Seller's
\$800,000 - \$875,000	3	3.0	0.4	1	2	● Seller's
\$875,000 - \$950,000	2	—	0.5	0	1	—
\$950,000 - \$1,025,000	1	0.3	0.2	4	2	● Seller's
> \$1,025,000	15	3.8	1.3	4	4	● 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 Lorton, Virginia. The values are based on closed transactions in July 2026.

