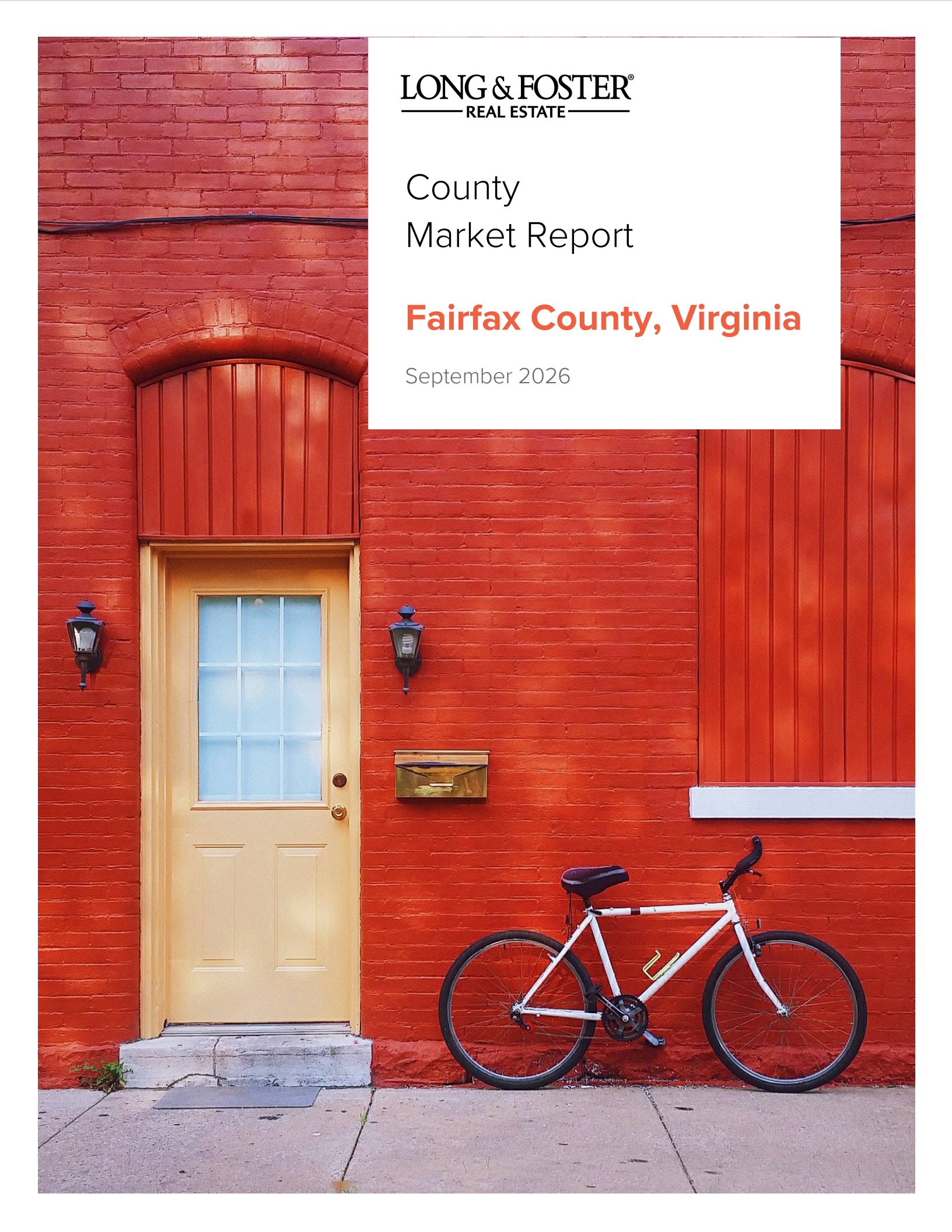


A photograph of a red brick building with a yellow door, a white bicycle, and a mailbox. The door is yellow with a glass insert and is set within a brick archway. A white bicycle is parked against the brick wall to the right of the door. A small mailbox is mounted on the wall above the bicycle. Two black lantern-style light fixtures are mounted on the wall, one on each side of the door. The background is a solid red brick wall.

LONG & FOSTER®
— REAL ESTATE —

County Market Report

Fairfax County, Virginia

September 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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	975	1168	▼ 17%	1052	▼ 7%
Median Sale Price	\$753,000	\$759,500	▼ 1%	\$755,000	0%
Median List Price	\$754,000	\$754,500	0%	\$752,450	0%
Sale to List Price Ratio	100%	100%	0%	99%	▲ 1%
Sales Volume	\$873,835,404	\$1,053,599,776	▼ 17%	\$937,818,587	▼ 7%
Median Days on Market	13 days	10 days	▲ 3 days	13 days	▲ 0 days
Homes Sold Year to Date	8,446	7,471	▲ 13%	8,379	▲ 1%

Current Market

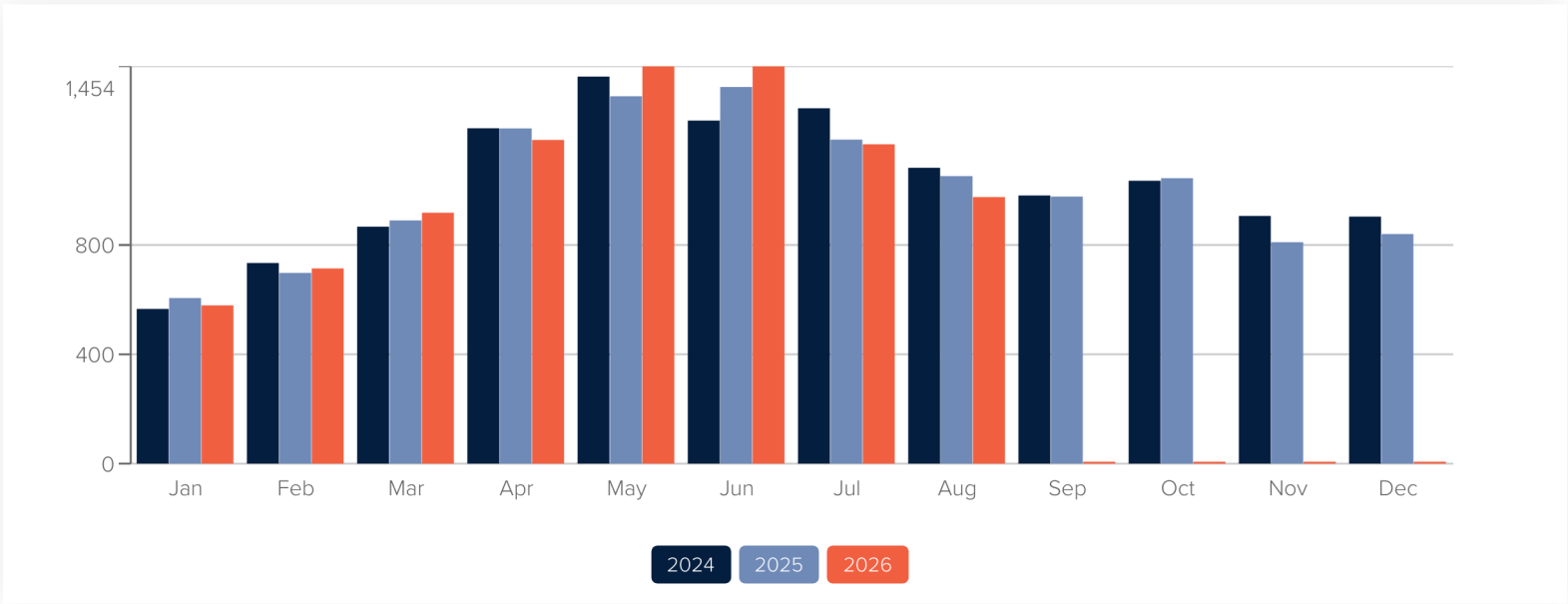
The statistics below provide an up-to-date snapshot of the listed inventory as of September 10, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

2,068 Homes for Sale	\$729,999 Median List Price	49 Median Days on Market
1,096 Homes Under Contract	\$49,900,000 High Price	\$167,000 Low Price

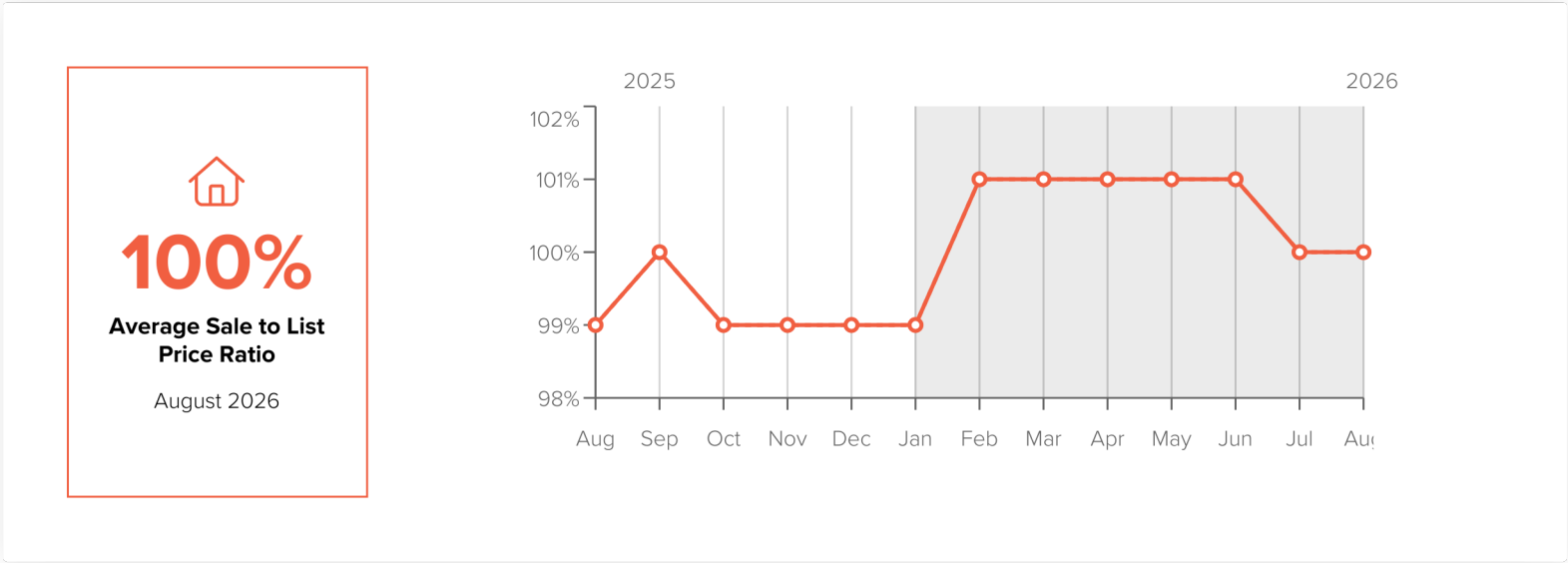
Values pulled on 9/10/2026



Homes Sold



Sale to List Price Ratio



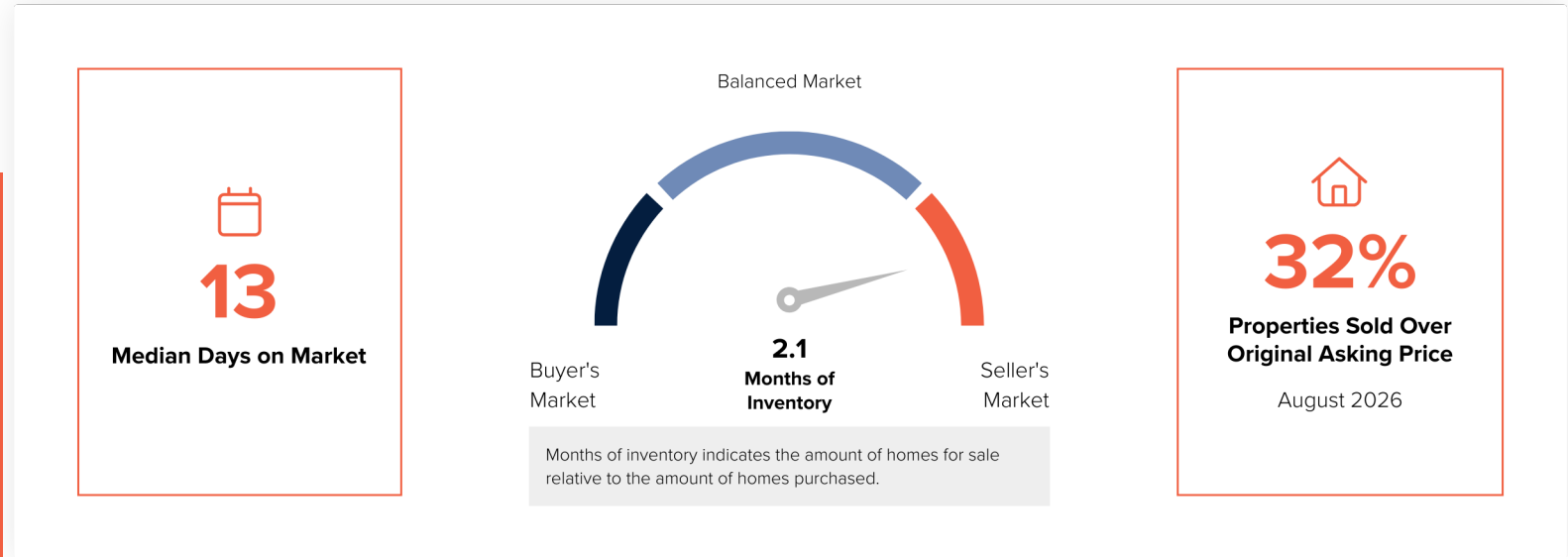
100%

Average Sale to List
Price Ratio

August 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.

How it Impacts Buyers	Buyer's Market More people selling homes than buying - More homes to choose from - Could spend less than asking price - Price restrictions - Rarely competing offers	Seller's Market More people buying homes than selling - Fewer homes to choose from - Need to be able to close quickly - Could spend more than asking price - Competition from other buyers
	Buyer's Market More people selling homes than buying - Takes more time to sell - Fewer offers received - Could get lower than asking price - May have to make repairs and/or concessions	Seller's Market More people buying homes than selling - 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	Months of Inventory		Sales		Market Climate
	As of 9/10/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	2,068	2.1	0.6	1,006	1,197	Seller's
< \$400,000	421	3.6	1.1	118	134	● Seller's
\$400,000 - \$500,000	193	2.6	0.8	75	82	● Seller's
\$500,000 - \$600,000	203	2.1	0.6	96	108	● Seller's
\$600,000 - \$700,000	216	1.6	0.5	138	154	● Seller's
\$700,000 - \$800,000	171	1.3	0.4	127	130	● Seller's
\$800,000 - \$900,000	176	1.6	0.5	112	128	● Seller's
\$900,000 - \$1,000,000	108	1.1	0.3	96	106	● Seller's
\$1,000,000 - \$1,100,000	47	1.4	0.3	34	54	● Seller's
\$1,100,000 - \$1,200,000	56	1.4	0.4	40	51	● Seller's
\$1,200,000 - \$1,300,000	48	1.5	0.3	32	49	● Seller's
> \$1,300,000	429	3.1	0.8	138	197	● 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 August 2026.

