

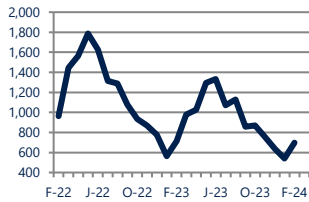


Units Sold
697

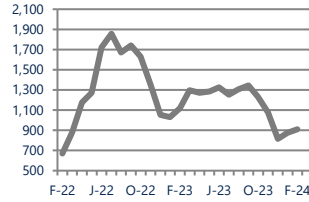
Active Inventory
910

Median Sale Price
\$685,000

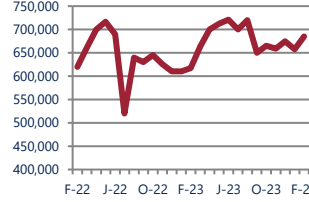
Days On Market
22



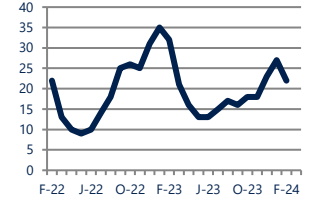
Down -3%
Vs. Year Ago



Down -19%
Vs. Year Ago

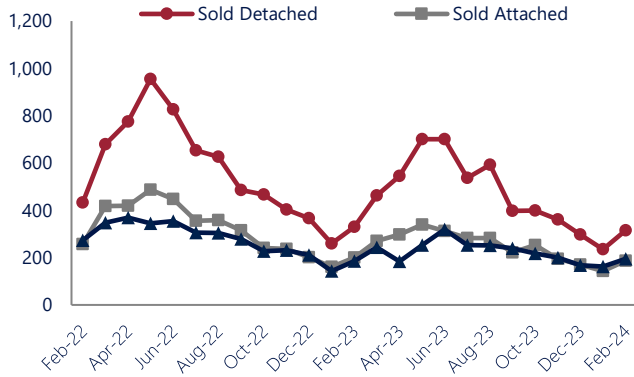


Up 11%
Vs. Year Ago



Down -31%
Vs. Year Ago

Units Sold*



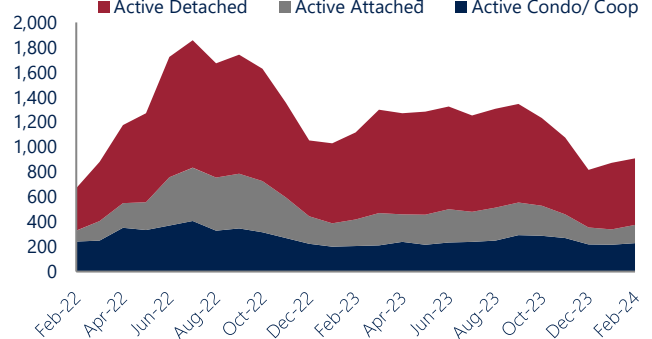
Units Sold

There was an increase in total units sold in February, with 697 sold this month in Fairfax County versus 540 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 3% versus February 2023.

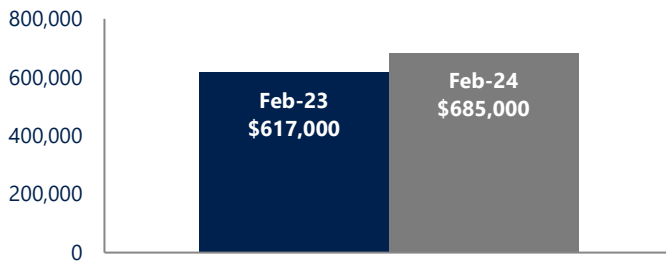
Active Inventory

Versus last year, the total number of homes available this month is lower by 208 units or 19%. The total number of active inventory this February was 910 compared to 1,118 in February 2023. This month's total of 910 is higher than the previous month's total supply of available inventory of 874, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Fairfax County Homes was \$617,000. This February, the median sale price was \$685,000, an increase of 11% or \$68,000 compared to last year. The current median sold price is 4% higher than in January.

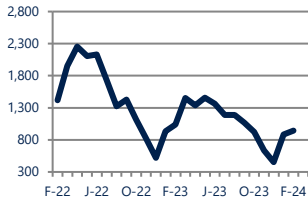
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



New Listings

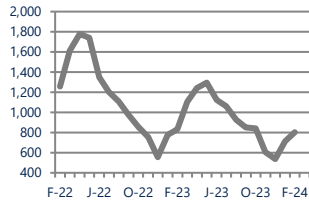
943



Down -9%
Vs. Year Ago

Current Contracts

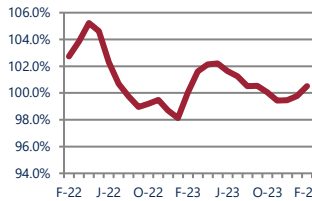
802



Down -3%
Vs. Year Ago

Sold Vs. List Price

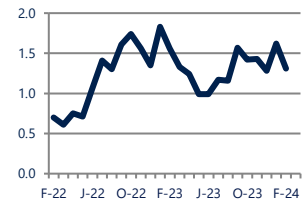
100.5%



No Change
Vs. Year Ago

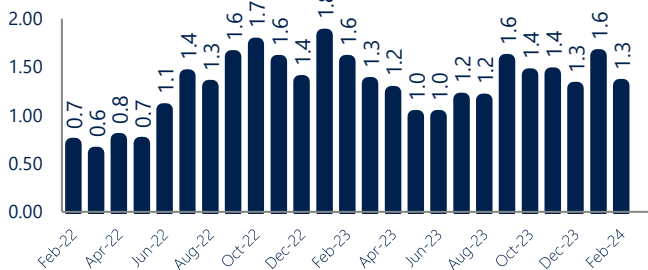
Months of Supply

1.3



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

In February, there was 1.3 months of supply available in Fairfax County, compared to 1.6 in February 2023. That is a decrease of 17% versus a year ago.

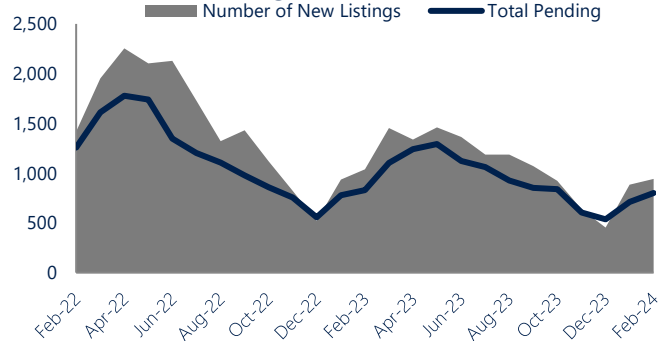
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

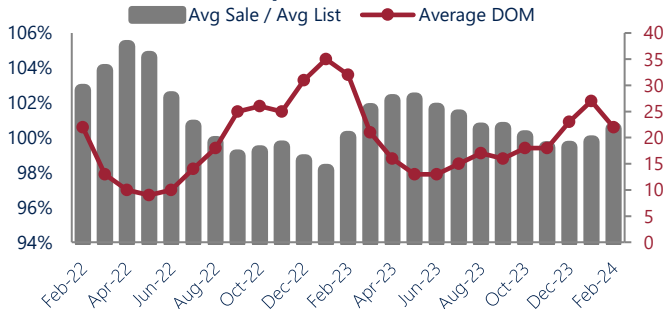
This month there were 943 homes newly listed for sale in Fairfax County compared to 1,037 in February 2023, a decrease of 9%.

There were 802 current contracts pending sale this February compared to 831 a year ago. The number of current contracts is 3% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Fairfax County was 100.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 32, a decrease of 31%.