



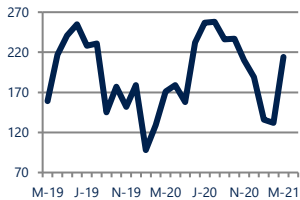
**Focus On: Fairfax Housing Market**

March 2021

Zip Code(s): 22033, 22032, 22031 and 22030

**Units Sold**

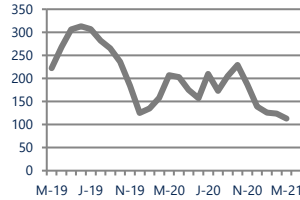
214



**Up 25%**  
Vs. Year Ago

**Active Inventory**

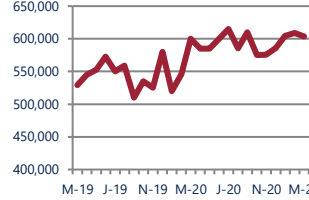
113



**Down -45%**  
Vs. Year Ago

**Median Sale Price**

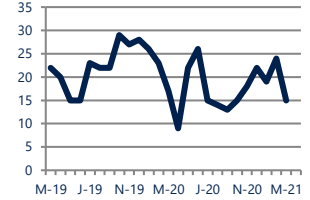
\$603,745



**Up 1%**  
Vs. Year Ago

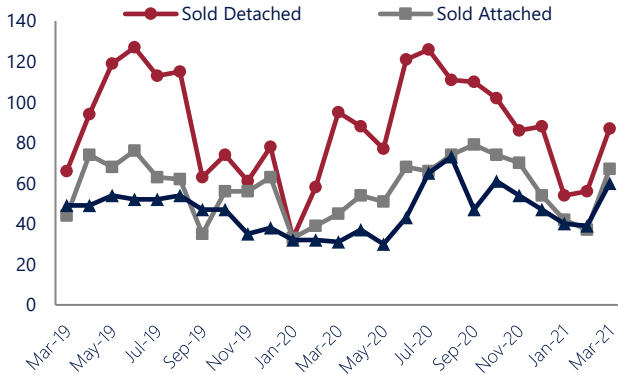
**Days On Market**

15



**Down -12%**  
Vs. Year Ago

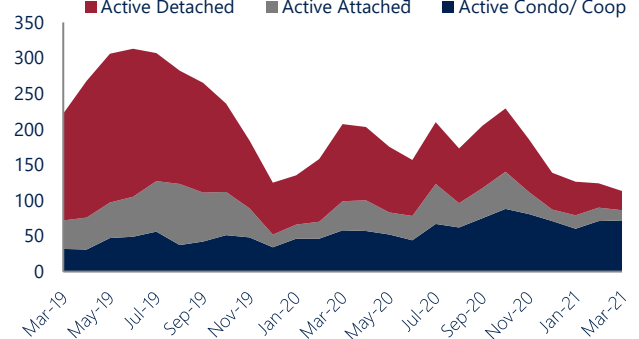
**Units Sold\***



**Units Sold**

There was an increase in total units sold in March, with 214 sold this month in Fairfax. This month's total units sold was higher than at this time last year.

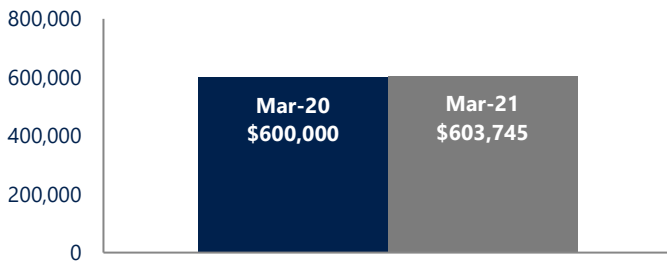
**Active Inventory\***



**Active Inventory**

Versus last year, the total number of homes available this month is lower by 94 units or 45%. The total number of active inventory this March was 113 compared to 207 in March 2020. This month's total of 113 is lower than the previous month's total supply of available inventory of 124, a decrease of 9%.

**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Fairfax Homes was \$600,000. This March, the median sale price was \$603,745, an increase of 1% or \$3,745 compared to last year. The current median sold price is 1% lower than in February.

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

Fairfax are defined as properties listed in zip code/s 22033, 22032, 22031 and 22030.

\*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.





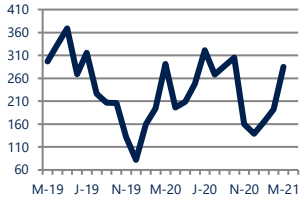
## Focus On: Fairfax Housing Market

March 2021

Zip Code(s): 22033, 22032, 22031 and 22030

### New Listings

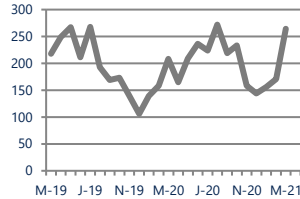
285



Down -2%  
Vs. Year Ago

### Current Contracts

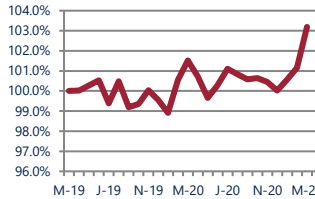
264



Up 27%  
Vs. Year Ago

### Sold Vs. List Price

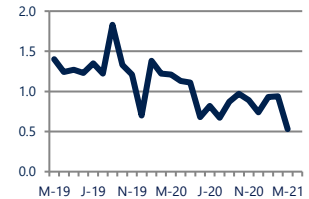
103.2%



Up 1.6%  
Vs. Year Ago

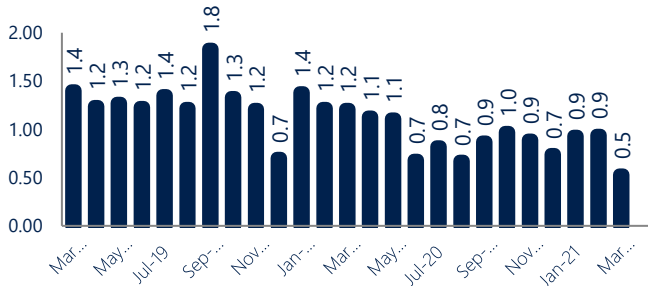
### Months of Supply

0.5



Down -56%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

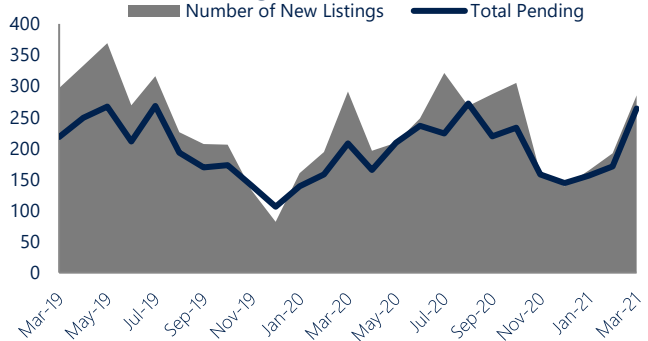
In March, there was 0.5 months of supply available in Fairfax, compared to 1.2 in March 2020. That is a decrease of 56% versus a year ago.

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.

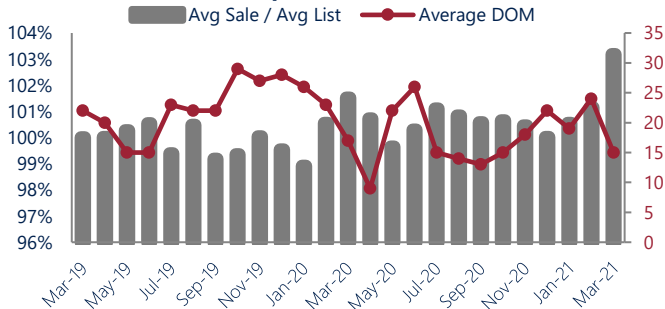
### New Listings & Current Contracts

This month there were 285 homes newly listed for sale in Fairfax compared to 291 in March 2020, a decrease of 2%. There were 264 current contracts pending sale this March compared to 208 a year ago. The number of current contracts is 27% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Fairfax was 103.2% of the average list price, which is 1.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 17, a decrease of 12%.

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