



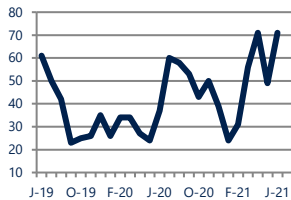
## Focus On: East Fairfax Housing Market

June 2021

Zip Code(s): 22031

### Units Sold

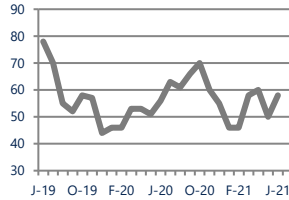
71



Up  
Vs. Year Ago

### Active Inventory

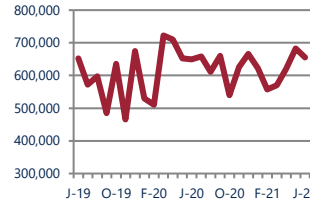
58



Up 4%  
Vs. Year Ago

### Median Sale Price

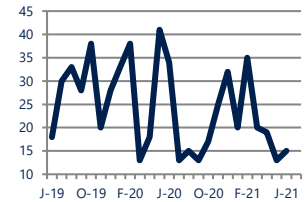
\$655,000



Up 1%  
Vs. Year Ago

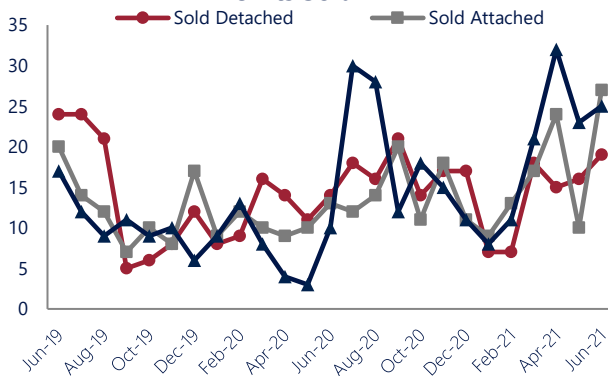
### Days On Market

15



Down -56%  
Vs. Year Ago

### Units Sold\*



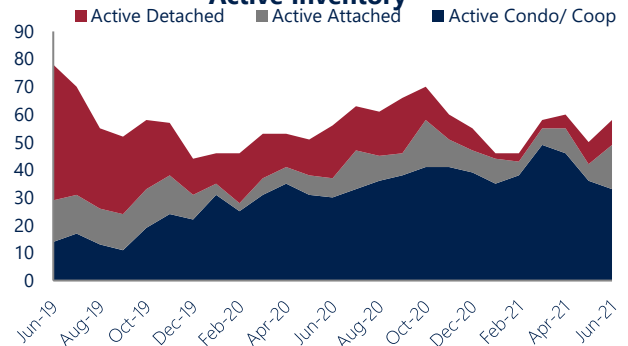
### Units Sold

There was an increase in total units sold in June, with 71 sold this month in East Fairfax. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 4%. The total number of active inventory this June was 58 compared to 56 in June 2020. This month's total of 58 is higher than the previous month's total supply of available inventory of 50, an increase of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for East Fairfax Homes was \$649,000. This June, the median sale price was \$655,000, an increase of 1% or \$6,000 compared to last year. The current median sold price is 4% lower than in May.

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

East Fairfax are defined as properties listed in zip code/s 22031.

\*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.





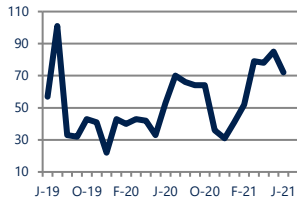
## Focus On: East Fairfax Housing Market

June 2021

Zip Code(s): 22031

### New Listings

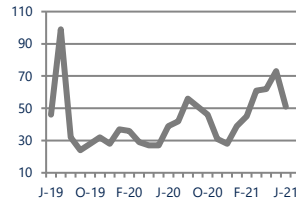
72



Up 36%  
Vs. Year Ago

### Current Contracts

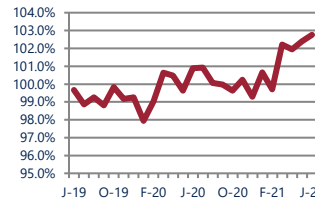
51



Up 31%  
Vs. Year Ago

### Sold Vs. List Price

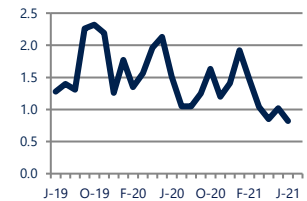
102.8%



Up 1.9%  
Vs. Year Ago

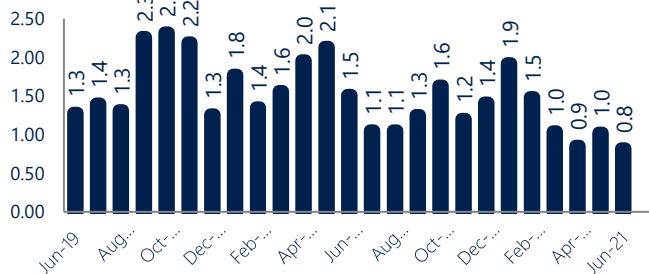
### Months of Supply

0.8



Down -46%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

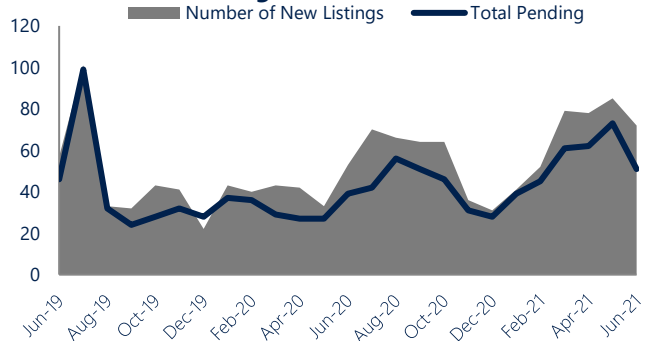
This month there were 72 homes newly listed for sale in East Fairfax compared to 53 in June 2020, an increase of 36%. There were 51 current contracts pending sale this June compared to 39 a year ago. The number of current contracts is 31% higher than last June.

### Months of Supply

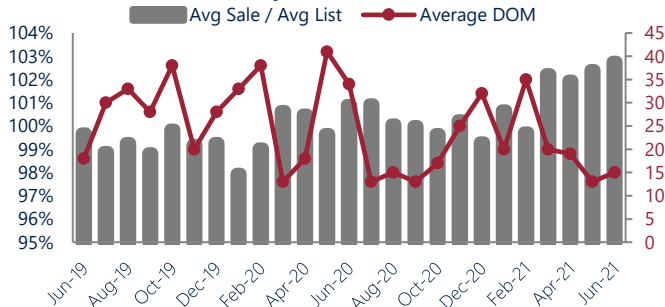
In June, there was 0.8 months of supply available in East Fairfax, compared to 1.5 in June 2020. That is a decrease of 46% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in East Fairfax was 102.8% of the average list price, which is 1.9% 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 34, a decrease of 56%.



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