

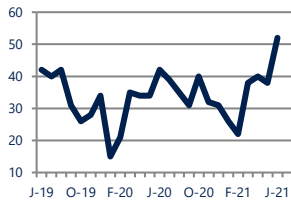


Focus On: **Fairfax City Housing Market**

June 2021

Units Sold

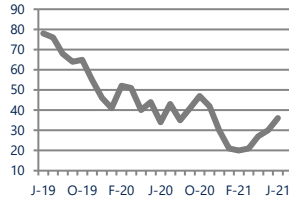
52



Up 24%
Vs. Year Ago

Active Inventory

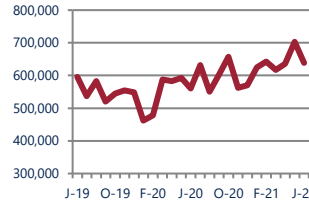
36



Up 6%
Vs. Year Ago

Median Sale Price

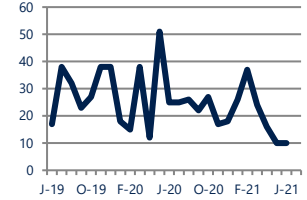
\$638,950



Up 14%
Vs. Year Ago

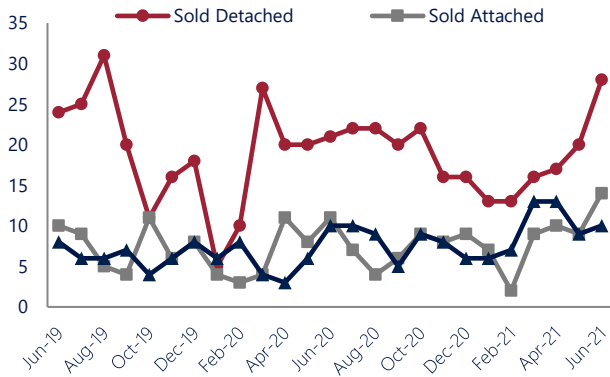
Days On Market

10



Down -60%
Vs. Year Ago

Units Sold*



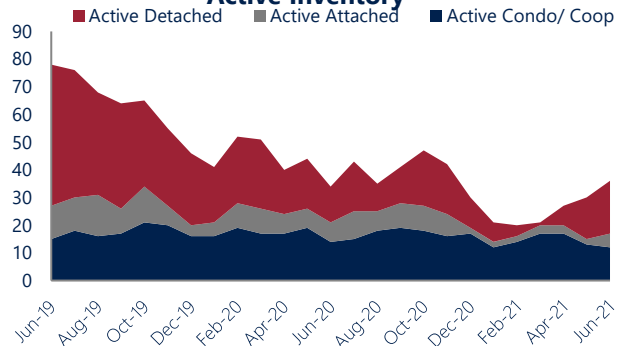
Units Sold

There was an increase in total units sold in June, with 52 sold this month in Fairfax City. 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 6%. The total number of active inventory this June was 36 compared to 34 in June 2020. This month's total of 36 is higher than the previous month's total supply of available inventory of 30, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Fairfax City Homes was \$560,500. This June, the median sale price was \$638,950, an increase of 14% or \$78,450 compared to last year. The current median sold price is 9% 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.



*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.



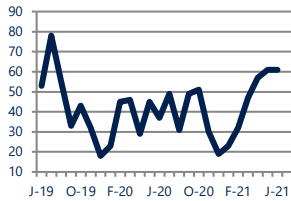


Focus On: Fairfax City Housing Market

June 2021

New Listings

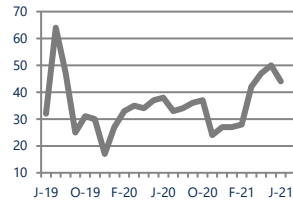
61



Up 65%
Vs. Year Ago

Current Contracts

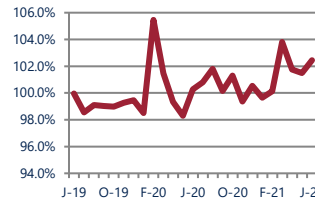
44



Up 16%
Vs. Year Ago

Sold Vs. List Price

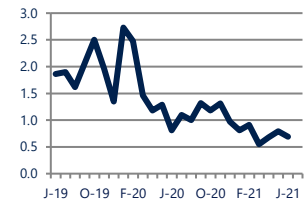
102.5%



Up 2.2%
Vs. Year Ago

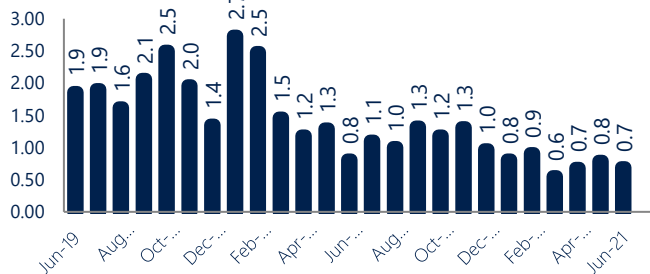
Months of Supply

0.7



Down -15%
Vs. Year Ago

Months of Supply



Months of Supply

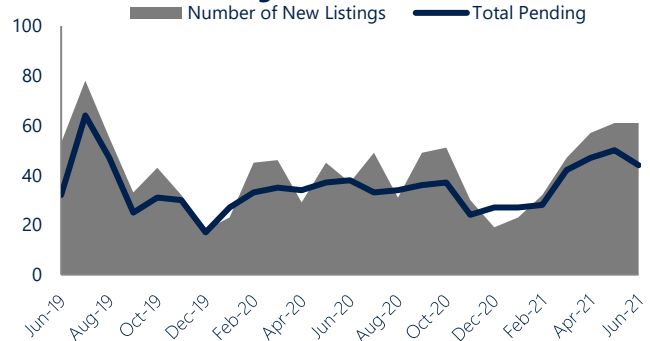
In June, there was 0.7 months of supply available in Fairfax City, compared to 0.8 in June 2020. That is a decrease of 14% versus a year ago.

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.

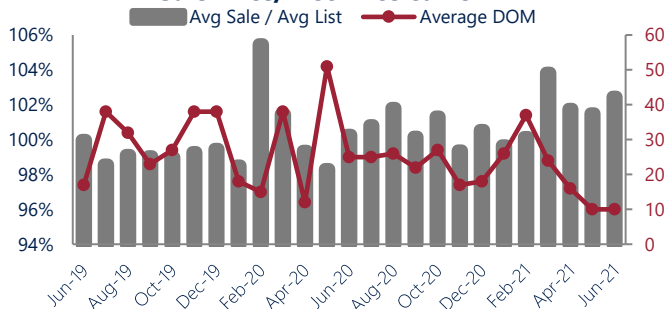
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Fairfax City compared to 37 in June 2020, an increase of 65%. There were 44 current contracts pending sale this June compared to 38 a year ago. The number of current contracts is 16% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Fairfax City was 102.5% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 25, a decrease of 60%.



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