

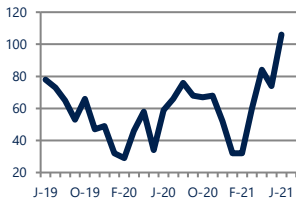


Focus On: West Fairfax Housing Market

June 2021

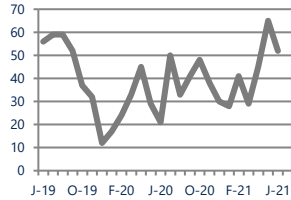
Zip Code(s): 22033

Units Sold
106



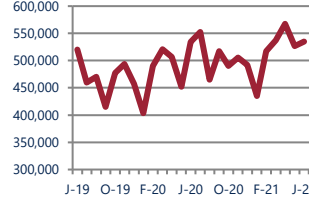
Up
Vs. Year Ago

Active Inventory
52



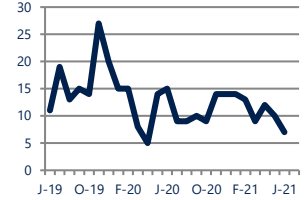
Up 148%
Vs. Year Ago

Median Sale Price
\$535,000



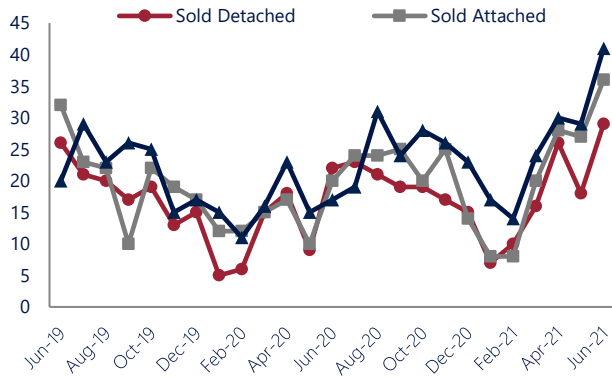
No Change
Vs. Year Ago

Days On Market
7



Down -53%
Vs. Year Ago

Units Sold*



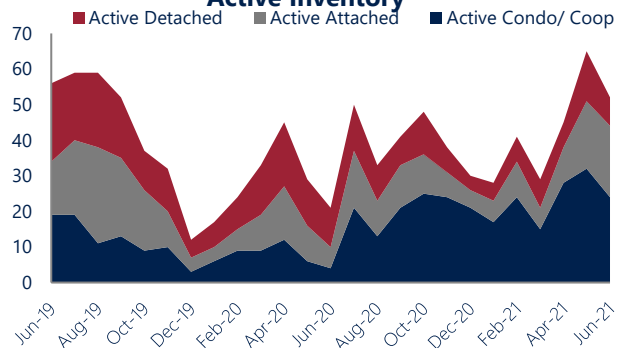
Units Sold

There was an increase in total units sold in June, with 106 sold this month in West Fairfax. This month's total units sold was higher than at this time last year.

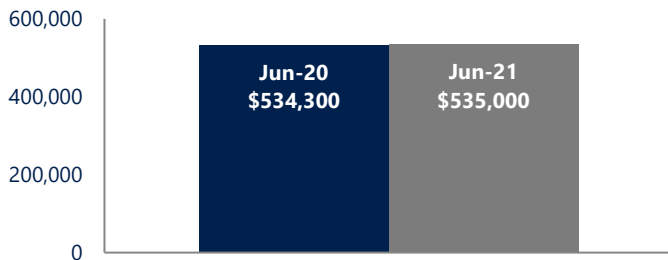
Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 148%. The total number of active inventory this June was 52 compared to 21 in June 2020. This month's total of 52 is lower than the previous month's total supply of available inventory of 65, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for West Fairfax Homes was \$534,300. This June, the median sale price was \$535,000, which is similar compared to a year ago. The current median sold price is 2% higher 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.

West Fairfax are defined as properties listed in zip code/s 22033.

*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.





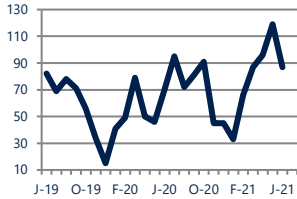
Focus On: West Fairfax Housing Market

June 2021

Zip Code(s): 22033

New Listings

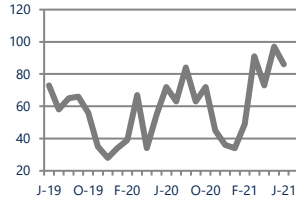
87



Up 24%
Vs. Year Ago

Current Contracts

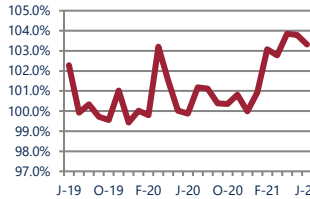
86



Up 19%
Vs. Year Ago

Sold Vs. List Price

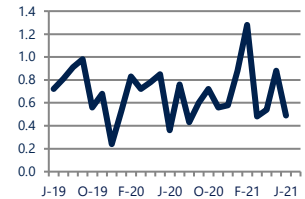
103.3%



Up 3.4%
Vs. Year Ago

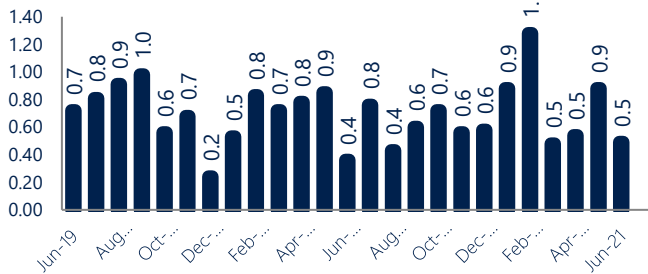
Months of Supply

0.5



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

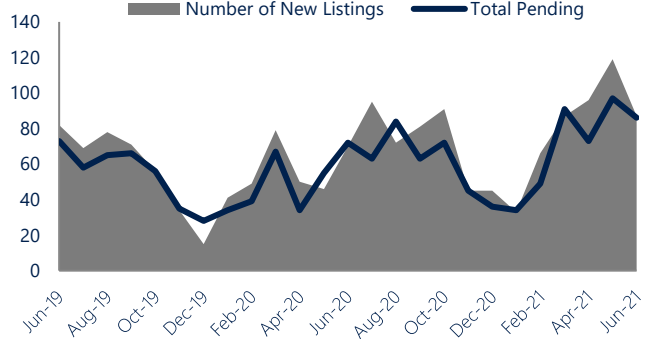
In June, there was 0.5 months of supply available in West Fairfax, compared to 0.4 in June 2020. That is an increase of 38% versus a year ago.

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.

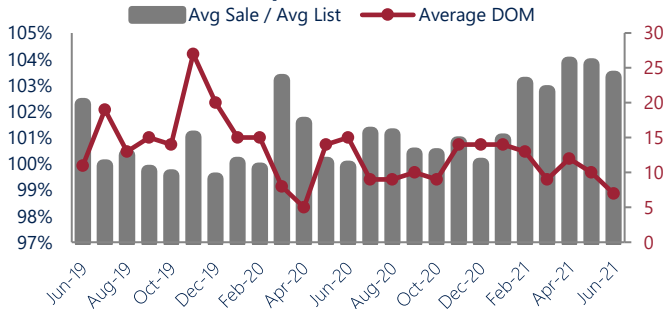
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in West Fairfax compared to 70 in June 2020, an increase of 24%. There were 86 current contracts pending sale this June compared to 72 a year ago. The number of current contracts is 19% 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 West Fairfax was 103.3% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 15, a decrease of 53%.



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