

August 2015

Fairfax County, VA

Sold Summary

	Aug 2015	Aug 2014	% Change	
Sold Dollar Volume	\$740,705,447	\$731,294,946	1.29%	
Avg Sold Price	\$547,454	\$555,273	-1.41%	
Median Sold Price	\$476,500	\$478,000	-0.31%	
Units Sold	1,353	1,317	2.73%	
Avg Days on Market	38	34	11.76%	
Avg List Price for Solds	\$558,420	\$566,320	-1.39%	
Avg SP to OLP Ratio	96.8%	97.0%	-0.26%	
Ratio of Avg SP to Avg OLP	96.2%	96.4%	-0.17%	
Attached Avg Sold Price	\$383,404	\$372,508	2.93%	
Detached Avg Sold Price	\$703,693	\$720,343	-2.31%	
Attached Units Sold	660	625	5.60%	
Detached Units Sold	693	692	0.14%	

Notes:

- SP = Sold Price

- OLP = Original List Price
 LP = List Price (at time of sale)
 Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2015	Aug 2014	% Change			
Active Listings	4,391	3,796	15.67%			
New Listings	1,874	1,750	7.09%			
New Under Contracts	390	389	0.26%			
New Contingents	884	789	12.04%			
New Pendings	1,274	1,178	8.15%			
All Pendings	1,609	1,458	10.36%			

Financing (Sold)

Assumption	2
Cash	145
Conventional	886
FHA	157
Other	20
Owner	1
VA	176

Days on Market (Sold)

0	27
1 to 10	348
11 to 20	234
21 to 30	167
31 to 60	326
61 to 90	168
91 to 120	66
121 to 180	29
181 to 360	20
361 to 720	3
721+	1

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	1	0	0	0	0	4	8	2
\$50K to \$99,999	0	0	0	0	0	0	0	2	0	2
\$100K to \$149,999	0	0	0	0	0	0	15	1	0	30
\$150K to \$199,999	0	0	0	0	0	0	31	3	0	136
\$200K to \$299,999	2	13	2	24	0	0	108	10	62	366
\$300K to \$399,999	2	30	27	98	13	24	63	58	354	218
\$400K to \$499,999	1	6	55	101	75	19	19	250	266	87
\$500K to \$599,999	0	1	30	37	121	11	3	378	112	17
\$600K to \$799,999	0	0	17	31	191	11	1	609	83	24
\$800K to \$999,999	0	0	3	6	76	2	4	367	25	12
\$1M to \$2,499,999	0	0	2	2	69	0	0	740	13	9
\$2.5M to \$4,999,999	0	0	0	0	5	0	0	115	0	0
\$5,000,000+	0	0	0	0	1	0	0	28	0	0
Total	5	50	137	299	551	67	244	2,565	923	903
Avg Sold Price	\$337,400	\$335,807	\$501,213	\$448,928	\$757,361	\$477,481	\$287,030			
Prev Year - Avg Sold Price	\$433,909	\$342,260	\$491,629	\$435,728	\$770,899	\$458,041	\$278,603			

-1.76%

569

4.24%

67

3.02%

236



-22.24%

-1.89%

42

1.95%

112

3.03%

280

Avg Sold % Change

Prev Year - # of Solds