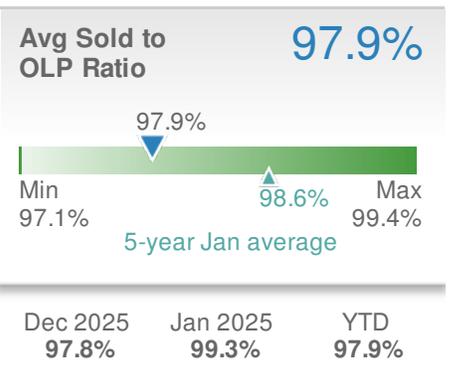
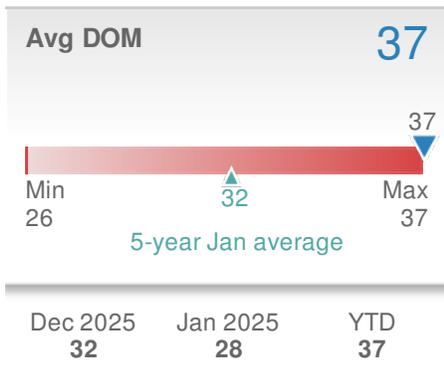
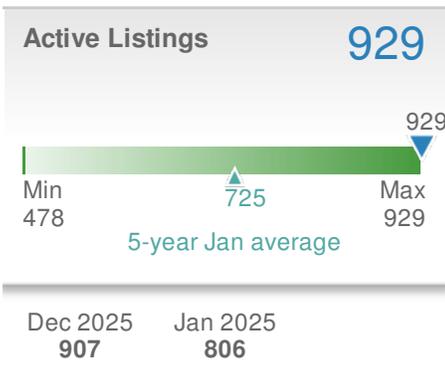


**January 2026**  
 Fairfax County, VA



## January thru January 2026 YTD

Fairfax County, VA

### Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$480,657,415	\$483,865,918	-0.66%
Avg Sold Price	\$847,557	\$860,520	-1.51%
Median Sold Price	\$675,000	\$700,000	-3.57%
Units Sold	568	560	1.43%
Avg Days on Market	37	28	32.14%
Avg List Price for Solds	\$850,721	\$868,700	-2.07%
Avg SP to OLP Ratio	97.9%	99.3%	-1.38%
Ratio of Avg SP to Avg OLP	98.1%	97.3%	0.87%
Attached Avg Sold Price	\$542,858	\$556,727	-2.49%
Detached Avg Sold Price	\$1,233,492	\$1,247,392	-1.11%
Attached Units Sold	316	314	0.64%
Detached Units Sold	251	246	2.03%

### Financing (Sold)

Assumption	2
Cash	105
Conventional	358
FHA	27
Other	5
Owner	0
VA	63

### Days on Market (Sold)

0	22
1 to 10	174
11 to 20	67
21 to 30	39
31 to 60	101
61 to 90	78
91 to 120	37
121 to 180	25
181 to 360	22
361 to 720	3
721+	0

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.

### Sold Detail

### Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	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	0	0	0	0	0	1	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	3	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	4	0	0	8
\$200K to \$299,999	0	0	0	0	0	0	28	0	2	70
\$300K to \$399,999	0	2	0	1	0	0	51	0	2	90
\$400K to \$499,999	0	7	0	7	0	4	36	1	14	71
\$500K to \$599,999	2	10	6	31	6	8	14	10	33	34
\$600K to \$799,999	1	3	17	62	33	10	7	63	55	37
\$800K to \$999,999	1	0	9	15	77	2	1	81	30	9
\$1M to \$2,499,999	0	0	5	1	80	8	3	171	12	15
\$2.5M to \$4,999,999	0	0	0	0	9	0	0	83	0	5
\$5,000,000+	0	0	0	0	4	0	0	28	0	0
<b>Total</b>	<b>4</b>	<b>22</b>	<b>38</b>	<b>117</b>	<b>209</b>	<b>32</b>	<b>145</b>	<b>441</b>	<b>148</b>	<b>340</b>
Avg Sold Price	\$671,250	\$513,450	\$780,153	\$651,168	\$1,327,579	\$792,916	\$406,465			
Prev Year - Avg Sold Price	\$450,000	\$598,722	\$819,973	\$701,488	\$1,327,642	\$812,948	\$401,672			
Avg Sold % Change	49.17%	-14.24%	-4.86%	-7.17%	0.00%	-2.46%	1.19%			
Prev Year - # of Solds	1	22	37	103	208	33	156			

Lighthouse Team Sales  
Year-to-Date

Status	Address	List Price	Close Price	Close Date	Beds	Baths	DOM/C DOM
C/S	16128 Hinman Pl	\$935,000.00			6	3/1	0
PND	10260 Whitworth Ln	\$499,900.00		4/9/2026	3	2/1	4
CLS	5393 Merry Oaks	\$945,000.00	\$876,000	2/26/2026	6	1/5	22
CLS	9514 Hagel Cir #03/C	\$359,900.00	\$360,000	2/26/2026	3	1/2	21
CLS	12801 Half Moon Ln	\$590,000.00	\$600,000	1/20/2026	4	3/1	9
CLS	13351 Green Meadows Ct	\$1,390,000.00	\$1,349,900	11/14/2025	6	4/1	0
CLS	12437 Pfitzner Ct	\$849,000.00	\$849,000	1/23/2026	5	4/1	10
CLS	9678 Dutchman Dr	\$534,900.00	\$535,000	2/27/2026	2	2/2	31
CLS	10741 Monocacy Way	\$850,000.00	\$850,000	11/19/2025	6	5/1	17
CLS	7328 Lee Hwy #102	\$199,999.00	\$206,000	11/17/2025	1	1/1	12
CLS	13540 Kaslo Dr	\$489,900.00	\$490,000	11/4/2025	4	1/3	5
CLS	14303 Chesterfield Dr	\$400,000.00	\$453,000	11/24/2025	5	1/3	8
CLS	7754 Sharpshooters Ct	\$649,900.00	\$649,900	11/14/2025	4	3/1	28
CLS	11175 Stonebrook Dr	\$699,900.00	\$721,546	12/16/2025	4	2/1	32
CLS	107 Mayfair Pl #165	\$335,000.00	\$335,000	1/2/2026	2	1/2	54
CLS	19065 Stallion Rd	\$625,000.00	\$615,000	2/26/2026	3	3/1	120
CLS	1229 Aquia Dr	\$519,900.00	\$539,000	9/30/2025	4	3/1	4
CLS	12120 Garden Ridge Ln #401	\$315,000.00	\$320,000	10/10/2025	1	1/1	11
CLS	7625 Huron Dr	\$549,900.00	\$555,000	10/10/2025	5	1/2	22
CLS	9569 Coggs Bill Dr #302	\$258,990.00	\$258,990	10/9/2025	2	1/1	32
CLS	11933 Airlea Dr	\$870,000.00	\$850,000	10/6/2025	4	1/3	37
CLS	11953 Falling Creek Dr	\$649,900.00	\$665,000	8/8/2025	4	2/1	4
CLS	15095 N Ridge Blvd	\$685,000.00	\$680,000	12/12/2025	4	1/3	112
CLS	9913 Hampton Rd	\$359,900.00	\$365,000	8/14/2025	3	1/1	5
CLS	7044 Cindy Ln	\$710,000.00	\$720,000	10/2/2025	5	3/1	39
CLS	25206 Dunvegan Sq	\$679,000.00	\$701,189	10/14/2025	3	2/2	65
CLS	13070 Autumn Woods Way #302	\$390,000.00	\$380,000	7/22/2025	2	1/2	6
CLS	3949 Sunny Brook Ct	\$424,900.00	\$444,900	7/3/2025	3	2/2	3
CLS	5901 Wivenhoe Ct	\$779,900.00	\$775,000	6/27/2025	5	3/1	7
CLS	9 Willingham Ct	\$489,900.00	\$500,000	7/22/2025	3	1/3	46
CLS	1113 Dixon St	\$305,000.00	\$315,000	5/30/2025	2	1/2	5
CLS	13430 Carriage Hill Dr	\$649,900.00	\$675,000	5/30/2025	4	3/1	7
CLS	12593 Kempston Ln #14	\$415,000.00	\$407,500	6/18/2025	3	2/1	16
CLS	9561 Mountwood Dr	\$790,000.00	\$815,000	5/30/2025	5	3/1	3
CLS	14627 Manorwood	\$835,000.00	\$825,000	6/25/2025	5	5/1	51
CLS	3110 Battersea Ln	\$899,000.00	\$899,000	5/7/2025	5	3/1	7
CLS	9205 Zachary Ct	\$675,000.00	\$725,000	4/25/2025	4	3/1	4
CLS	36 Dorothy Ln	\$579,900.00	\$585,000	4/28/2025	5	3/1	4
CLS	3935 Kernstown Ct	\$599,990.00	\$610,000	6/16/2025	3	2/1	15

Lighthouse Team Sales  
Year-to-Date



CLS	12617 Izaak Walton Dr	\$650,000.00	\$680,000	4/9/2025	3	1/3	4
CLS	8812 Tanglewood Ln	\$290,000.00	\$285,000	4/22/2025	1	1/1	13
CLS	9918 Grapewood Ct	\$339,900.00	\$339,900	5/9/2025	3	1/2	6
CLS	3262 Chancellor Dr	\$750,000.00	\$750,000	3/21/2025	4	3/1	5
Status	Address	List Price	Close Price	Close Date	Beds	Baths	DOM/C DOM
CLS	4217 Stockbridge Dr	\$339,900.00	\$360,000	3/14/2025	3	2/1	5
CLS	3713 S George Mason Dr #1312	\$329,000.00	\$320,000	4/30/2025	2	1/1	91
CLS	10100 North Streamview Ct	\$750,000.00	\$750,000	8/29/2025	4	3/1	278