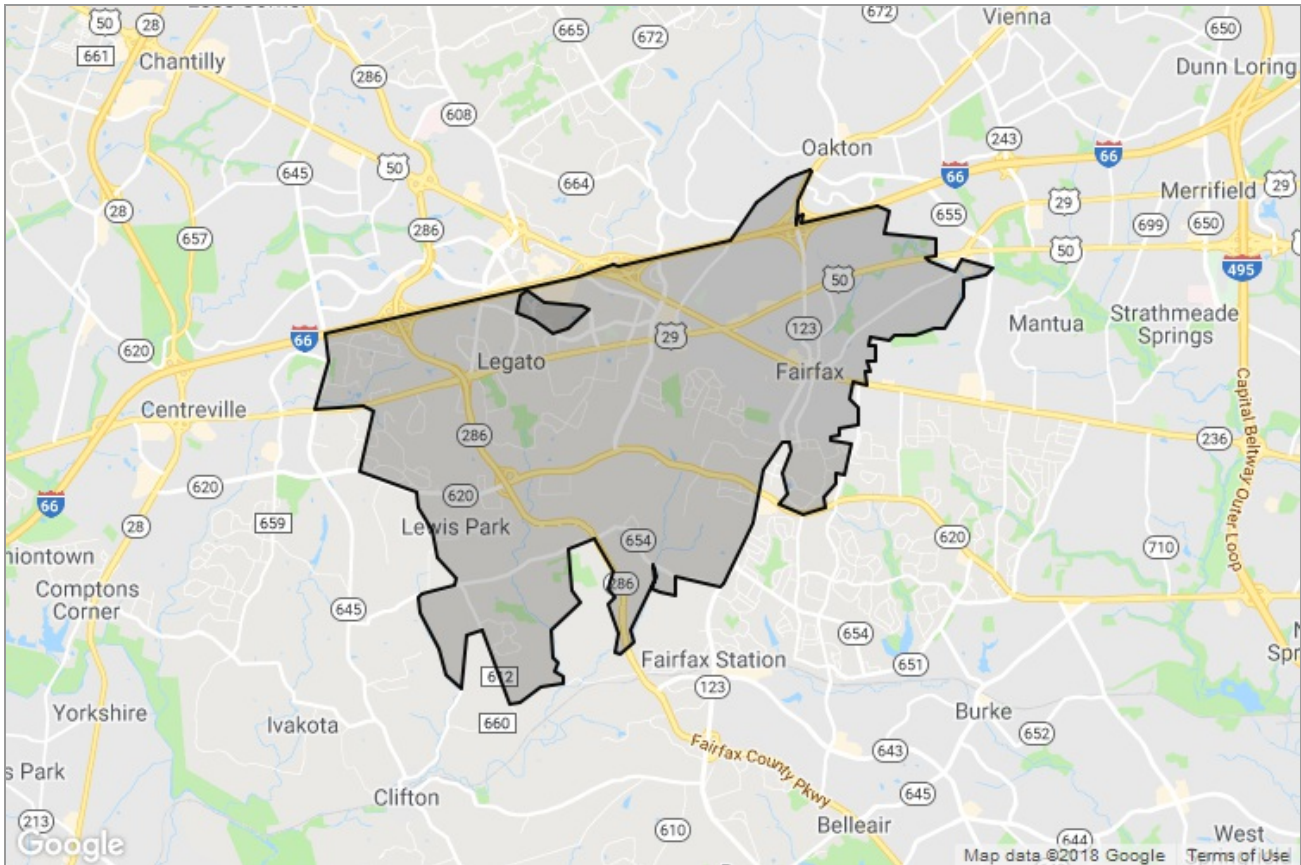




RESIDENTIAL BROKERAGE

MARKET ACTIVITY REPORT

Fairfax, VA 22030



Presented by

Damon Nicholas, GRI

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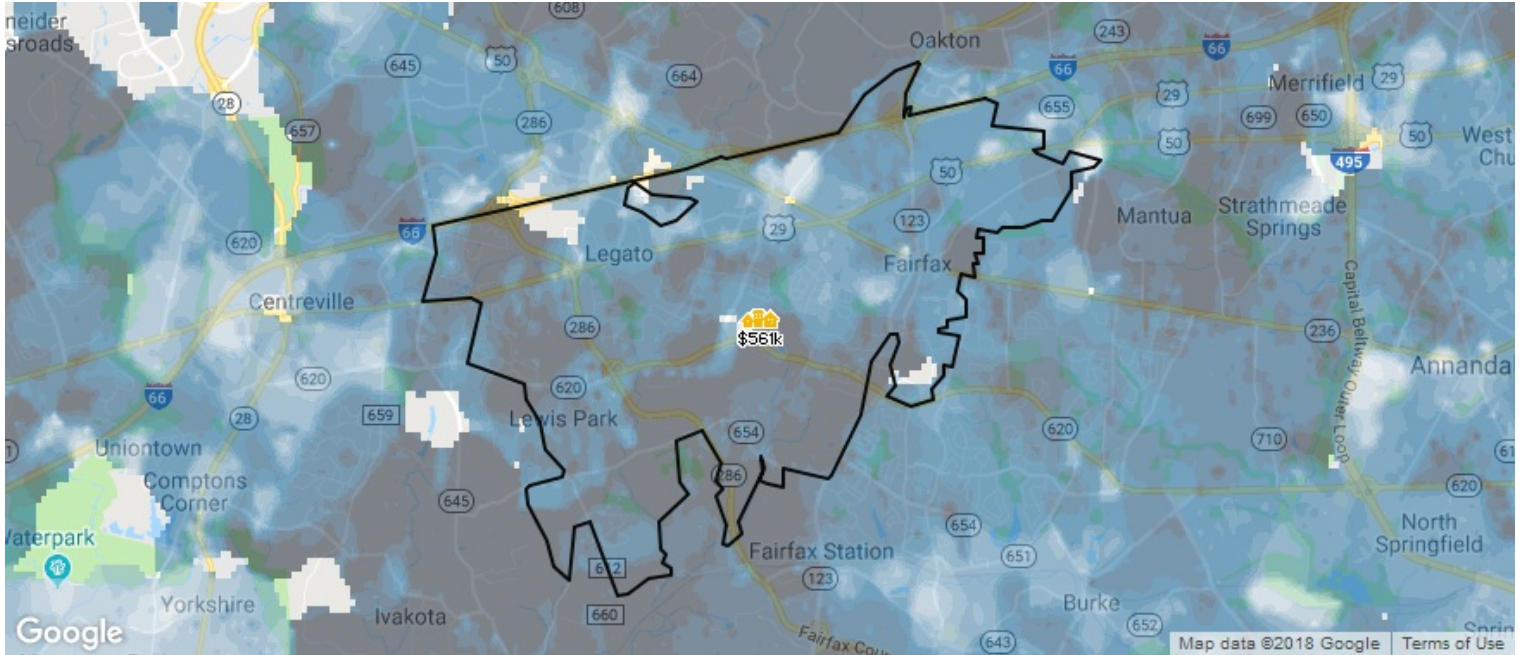
Coldwell Banker Residential Brokerage -
Mid-Atlantic

4000 Legato Road, Fairfax, VA

#1 in Virginia for Coldwell Banker Residential

Fairfax, VA 22030

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$561K</p> <p>Updated: 10/31/2018</p>	<p>Change Over Last Month</p> <p>0%</p>	<p>Change Over Last Quarter</p> <p>0%</p>	<p>Change Over Last 12 Months</p> <p>4.41%</p>	<p>Change Over Last 24 Months</p> <p>8.13%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Fairfax, VA 22030

Market Snapshot: 12-Month Change in Estimated Value

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$561K

Updated: 10/31/2018

Change Over
Last 12 Months

4.41%

Change Over
Last 24 Months

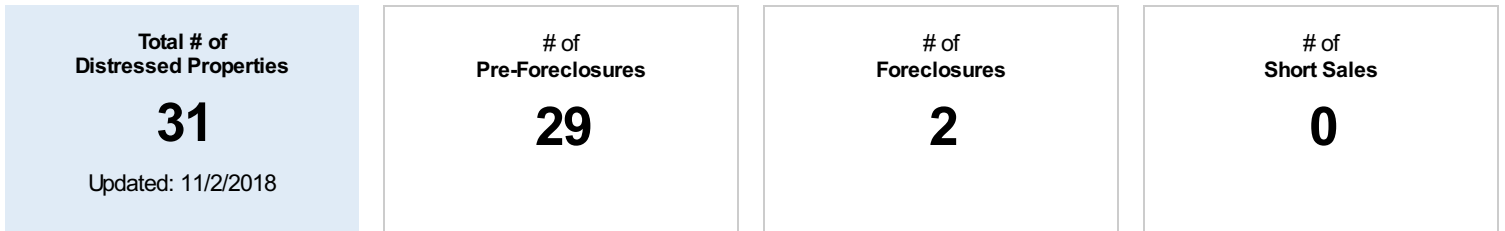
8.13%

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Fairfax, VA 22030

Market Snapshot: Concentration of Distressed Properties

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.



*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 11/2/2018.*

Fairfax, VA 22030

Market Snapshot: Sales Price

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price

\$536K

Updated: 8/31/2018

Change Over
Last Month

5.34%

Change Over
Last Quarter

3.47%

Change Over
Last 12 Months

3.03%

Change Over
Last 24 Months

8.69%

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Fairfax, VA 22030

Market Snapshot: List Price

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$520K

Updated: 8/31/2018

Change Over
Last Month

5.3%

Change Over
Last Quarter

8.79%

Change Over
Last 12 Months

4.61%

Change Over
Last 24 Months

1.06%

*About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.*

Market Activity Summary Stats

Search Criteria | **Location:** Fairfax, VA 22030; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold
Number of Properties	10	9	10
Low Price / Value	\$509,990	\$538,460	\$356,000
Median Price / Value	\$719,950	\$762,780	\$572,995
High Price / Value	\$945,000	\$950,000	\$1,262,138
Average Price / Sq. Ft.	\$286	\$276	\$307
Median Price / Sq. Ft.	\$289	\$282	\$281
Average Days in RPR	12	8	109
Median Days in RPR	3	–	76
Total Volume	\$7,346,789	\$6,697,220	\$6,331,628

Fairfax, VA 22030

New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<i>Active Under Contract: 9/6/2018 MLS ID: 1002613968</i>								
3837 Farrcroft Dr	Free Standing	4/5	3,200 sq ft	6,780	2001	9/6/2018	\$945,000	\$295
<p>Beautifully appointed, energy efficient home that shows like a model. Open floor plan; 9' ceilings; 4 generous sized BRs plus loft area; crown molding throughout; warm HW flooring; chef's kitchen; LL w/wet bar, frig & wine captain, gas FP, den, FB, & game/TV room; professionally landscaped backyard w/slate patio, koi pond w/waterfall, & outdoor kitchen. Enjoy community pool and clubhouse!!!</p> <p><i>Listing Courtesy of RE/MAX Distinctive Real Estate, Inc.</i></p>								
<i>New, Active: 10/19/2018 MLS ID: 1009948846</i>								
4932 Sammy Joe Dr	Free Standing	5/6	4,676 sq ft	10,866	2004	10/19/2018	\$889,999	\$190
<p>Gorgeous 5 bedrooms, 6 baths single home Premium lot, back to trees, bright open floor, 2 story foyer, library, open kitchen, granite countertops, stainless appls, sunroom, master bedroom suite w/sitting area & luxury bath, hardwood floors throughout main and 2nd level, dual staircase, complete finished lower level w/media room, rec room, exercise room, wetbar/entertainment area. New roof 2018</p> <p><i>Listing Courtesy of NBI Realty LLC</i></p>								
<i>New, Active: 11/1/2018 MLS ID: VAFC100034</i>								
4094 Sutherland Pl	Townhouse	3/4	2,251 sq ft	1,564	2012	11/1/2018	\$664,900	\$295
<p>Stunning form model! Nearly new lux brick TH w/2 C gar! Open concept w/lots of nat light! Walk to shops, rest & bus! HUGE kit w/centr island & top SS appls! Beaut hwd floors! Lg LR w/gas fl. 9' ceilings! MBR w/tray ceiling & w/i closet. Lux MBA w/double vanity (2 sinks) & sep privy. UL laundry w/LG W&D! All BRs w/ceiling fans. Dayt LL w/tile (looks like wood) fl. BIG gar w/xtra storage!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<i>New, Active: 11/1/2018 MLS ID: VAF100024</i>								
3998 Ballynahown Cir	Townhouse	4/5	2,818 sq ft	3,120	1999	11/1/2018	\$799,000	\$284
<p>Gorgeous all brick attached Georgian style home offers a uniquely private location with views not of neighboring homes but of trees and open space. Warm and inviting, the home is in perfect condition with custom paint, extensive architectural details, recessed lighting, crown moldings, and high end finishes throughout. End TH lives like a SF. 3 fin. lvs, 2 gas FPs, 4 BRs, 4.5 baths, 2 car garage.</p> <p><i>Listing Courtesy of McEneaney Associates, Inc.</i></p>								
<i>New, Active: 11/1/2018 MLS ID: VAFX100816</i>								
12540 Cerromar PI	Free Standing	4/5	3,236 sq ft	8,020	2003	11/1/2018	\$865,000	\$267
<p>Fantastic Colonial All Set and Ready To Go! * Model Home Condition * Ample-sized Rooms * Gourmet Kit w All the Upgrades * Custom Appointments Throughout * Finished Lower Level w Rec Rm, Exerccize Rm, Wet Bar & Walkout * Oversized Two-Car Garage * Huge Deck Overlooks Beautiful Back Yard * This is A Number 10! * Handsome Landscaping * Open House 11/4</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<i>New, Active: 10/31/2018 MLS ID: VAFX100404</i>								
5514 Chestermill Dr	Free Standing	4/5	3,684 sq ft	13,946	1989	10/31/2018	\$775,000	\$210
<p>Large SFH in desirable Hampton Forest - 4 bedrooms up w/ 4.5 baths. Main level office, updated kitchen w/ island, large master suite, finished walkout basement w/ storage room, could easily be converted to 5th bedroom. Upgraded Pella windows. Spacious, fully fenced backyard w/ deck 2 car garage. Nice community w/ pool, tennis courts, & more. Off Braddock, just minutes to 28, 66, Fairfax Co. Pkwy!</p> <p><i>Listing Courtesy of Optime Realty</i></p>								
<i>New, Active: 10/11/2018 MLS ID: 1009911538</i>								
4133 Fairfax Center Creek Dr	Townhouse	3/4	1,394 sq ft	1,500	2002	10/11/2018	\$509,990	\$366
<p>NEWLY REDUCED PRICE! Celebrate the holidays in your NEW home! Immaculate 1 car garage townhouse in the heart of Fairfax. 3 bedrooms 3.5 baths open floor plan with vaulted ceilings and a large fenced in backyard with beautiful stone paver patio. VISIT US THIS SUNDAY 11/4 FROM 2-4PM WE WILL HAVE THE REDSKINS GAME ON!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<i>New, Active: 10/30/2018 MLS ID: VAFX100146</i>								
5616 Hampton Forest Way	Free Standing	4/4	2,455 sq ft	14,050	1986	10/30/2018	\$649,000	\$264
<p>So many upgrades: Kitchen cabinets, granite counters, marble flooring, updated SS appliances, Cherry wd flooring on main and upper level. Two story foyer, vaulted ceiling in family rm with skylights, main level study with walk-in bay window. Vaulted ceilings in master bedroom w/ walk-in bay window. Renovated master bath with jetted tub. Custom patio with stone wall. Total privacy in fenced yard.</p> <p><i>Listing Courtesy of VirginiaMLS.com Realty</i></p>								
<i>New, Active: 11/1/2018 MLS ID: VAF100030</i>								
3807 Hemlock Way	Free Standing	4/4	2,100 sq ft	4,024	1983	11/1/2018	\$649,900	\$309
<p>Stunning contemporary home with open floor plan and upgrades throughout! Hardwood floors on main & upper level. Stainless steel appliances - New GE gas cooktop & GE dishwasher. Gas fireplace in family room. New high-end Carrier HVAC & water heater -2015. Large LL family room w/new carpeting & bonus room for guests or office. Minutes from shops, restaurants, Metro, Rte. 50, bike trails</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<i>New, Active: 10/18/2018 MLS ID: 1008343540</i>								
10617 Howerton Ave	Free Standing	3/3	1,564 sq ft	23,304	1958	10/18/2018	\$599,000	\$383
<p>Woody wonderland, see deer in your woods daily, enjoy rare wildflowers, original 1960 "Mad Men" kitchen & baths. Hardwood floors on main level with wood burning fireplace, three bedrooms on main level with 2 full baths. Finished basement with walk-up, rec room, storage rm, workshop, laundry, half bath & extra room. Perfect for those who enjoy the peace and quiet of nature in a solidly built home.</p> <p><i>Listing Courtesy of Weichert, REALTORS</i></p>								

Distressed Activity: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<i>Preforeclosure, Notice of Lis Pendens, Active Under Contract: 8/22/2018 MLS ID: 1002281168</i>								
5401 Hope Park Rd	Free Standing	4/4	–	435,600	\$950,000	8/22/2018	8/22/2018	Preforeclosure
<p>!!Absolute Unicom!! Nearly impossible to find one level living. Brand new in 2017 almost 2700 sq feet on main level. 10 acres with the ability to subdivide and sell off 5 acres. Granite/Stainless Kitchen. Custom tile baths. 5 minutes to 66, yet private as it gets. Also 2700 feet of unfinished walkout basement with plumbing roughed in already to finish as desired. High end finishes throughout.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<i>Preforeclosure, Notice of Trustee Sale MLS ID: –</i>								
5338 Ashleigh Rd	Single Family	4/3	2,974 sq ft	13,203	–	–	10/25/2018	Preforeclosure
<i>Preforeclosure, Notice of Foreclosure Sale MLS ID: –</i>								
12525 Bunche Rd	Single Family	4/4	3,790 sq ft	44,625	–	–	8/17/2018	Preforeclosure
<i>Preforeclosure, Notice of Trustee Sale MLS ID: –</i>								
4801 Christie Jane Ln	Single Family	4/5	4,692 sq ft	12,582	–	–	10/2/2018	Preforeclosure

Distressed Activity: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<i>Preforeclosure, Notice of Default</i> MLS ID: -								
4110 Fairfax Center Creek Dr	Townhouse	3/4	1,598 sq ft	1,950	-	-	10/29/2018	Preforeclosure
-								
<i>Preforeclosure, Notice of Foreclosure Sale</i> MLS ID: -								
10928 Orchard St	Single Family	4/3	2,562 sq ft	19,521	-	-	9/19/2018	Preforeclosure
-								
<i>Preforeclosure, Notice of Foreclosure Sale</i> MLS ID: -								
4399 Patriot Park Ct	Townhouse	3/4	2,316 sq ft	2,378	-	-	9/10/2018	Preforeclosure
-								
<i>Preforeclosure, Notice of Foreclosure Sale</i> MLS ID: -								
10803 Pine St	Single Family	5/4	2,382 sq ft	21,241	-	-	8/30/2018	Preforeclosure
-								
<i>Preforeclosure, Notice of Trustee Sale</i> MLS ID: -								
4205 Timber Meadow Dr	Townhouse	3/3	1,848 sq ft	1,416	-	-	8/16/2018	Preforeclosure
-								

Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<i>Sold Date: 11/1/2018, MLS Listing 1002767900: 9/7/2018 MLS ID: 1002767900</i>								
4031 Bannockburn Ct	Townhouse	3/4	2,196 sq ft	1,694	1998	11/1/2018	\$541,990	\$247
<p>REDUCED!!! 3 beds, 2 ba. 2 half ba. w/ one-car garage. 2018 roof, 2016 new high-perf. HVAC. Bright and beautiful hdwds on kitchen lvl and stairs going down to lowest lvl. Enjoy easy accessibility to Wegmans, Fairfax Corner and I-66 and 50. Scenic community has two ponds, paths, playgmds, pool, tennis, walking paths. CAT 5e(ethernet) whole house</p> <p style="text-align: center;"><i>Courtesy of Pearson Smith Realty, LLC</i></p>								
<i>Sold Date: 10/25/2018, MLS Listing 1002372278: 9/4/2018 MLS ID: 1002372278</i>								
10445 Courtney Dr	Townhouse	3/4	2,626 sq ft	2,222	1997	10/25/2018	\$625,000	\$238
<p>Enjoy the open floor plan when you enter this bright & airy townhome. Entertain in the spacious kitchen with granite countertops, cherry cabinets & a separate eating area that opens to a large deck. Relax in the master suite complete with a walkin closet & jetted tub. Refinished wood floors in the kitchen & entryway, new carpeting, painted upper level & basement add the finishing touches</p> <p style="text-align: center;"><i>Courtesy of EXP Realty, LLC</i></p>								
<i>Sold Date: 10/30/2018, MLS Listing 1002028862: 7/12/2018 MLS ID: 1002028862</i>								
3806 Hemlock Way	Free Standing	3/4	2,219 sq ft	3,994	1984	10/30/2018	\$650,000	\$293
<p>Amazing Contemporary in popular Great Oaks Community. Updated kitchen and baths. Hardwoods on main. Open floor plan with Florida room addition overlooking private wooded area. Spacious Owners suite with sitting area which can be converted back to 4th BR. Huge finished walkout basement with RecRm, Den and FB. Freshly painted and new carpet on BR level. Cue Bus at community entrance to metro.</p> <p style="text-align: center;"><i>Courtesy of Berkshire Hathaway HomeServices PenFed Realty</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<i>Sold Date: 10/31/2018, MLS Listing 1002358144: 9/2/2018 MLS ID: 1002358144</i>								
10610 Maple St	Single Family	4/2	1,452 sq ft	12,101	1955	10/31/2018	\$356,000	\$245
Walk to City of Fairfax from this great cul-de-sac location. House has a front covered porch and large screened-in back deck for you to relax or entertain family & friends. Huge landscaped and fenced backyard. 2 level addition includes 4th bedroom. New carpet upstairs. Hardwood floors under most carpet. Low City of Fairfax taxes with great included services such as trash & leaf pickup. No HOA <i>Courtesy of Sanson Properties</i>								
<i>Sold Date: 10/31/2018, MLS Listing 1002071094: 8/9/2018 MLS ID: 1002071094</i>								
10089 Mccarty Crest Ct	Free Standing	4/5	3,456 sq ft	7,200	1999	10/31/2018	\$930,000	\$269
Exciting open floor plan in walking distance to Historic Fairfax City. Must see to appreciate; every detail is perfection. Hardwoods throughout main floor. Two-story family room with gas fireplace and wall of windows looking out to private patio. Chef's kitchen w/2 ovens, gas range. Master bedroom has sitting area, 2 walk in closets and new bath. 2nd bedrm with en suite bath. Huge lower level. <i>Courtesy of Chase Realty</i>								
<i>Sold Date: 10/30/2018, MLS Listing 1002289244: 8/23/2018 MLS ID: 1002289244</i>								
3507 Perry St	Free Standing	4/4	1,926 sq ft	23,958	1949	10/30/2018	\$604,000	\$314
Imagine living in a peaceful and quiet home, with a beautifully landscaped 1/2 acre lot that looks like it came straight out of a Jane Austen novel, while being less than a 1/2 mile away from I-66 and 123. This home offers that, along with a kitchen that was remodeled in 2016 with granite countertops and stainless steel appliances, a sunroom with tall casement windows, and a recently replaced HVAC <i>Courtesy of Keller Williams Capital Properties</i>								
<i>Sold Date: 10/30/2018, MLS Listing 1007402432: 10/3/2018 MLS ID: 1007402432</i>								
10832 Verde Vista Dr	Free Standing	3/3	1,040 sq ft	8,402	1983	10/30/2018	\$536,500	\$516
A CHARMING & UPDATED SFH with 4 levels, 3BR/2.5BA and over 1650 SQF. Less than 1 mile away from GMU, close to Rt 29/50/66 and major roads. This has a lot to offer with updated kitchen, SS, Granite, HWF, Updated Bathrooms, Ceramic FLs, New Windows, New lighting, New wall paint, Only 2 yr old Water tank, Newer HVAC, a great backyard to entertain & a long driveway. OPEN HOUSE 10/7 1PM - 4PM <i>Courtesy of Sanson Properties</i>								
<i>Sold Date: 10/29/2018, MLS Listing 1001974076: 7/2/2018 MLS ID: 1001974076</i>								
11620 Cavalier Landing Ct, #B	Townhouse	3/3	1,912 sq ft	-	2002	10/29/2018	\$387,500	\$203
Reduced \$10K! Perfect location near Govt Center, Wegmans and FX Corner! Fabulous 3bdm/2.5ba large end unit TH w/1 Car Gar surrounded by trees. Light-filled rooms; 9ft Ceilings; Berber Carpet; Painted & Refinished the wood floors in Kitchen & Brkfst Rms last year; Gas Cooking; Cozy Dbl-sided Fpl, MBdrm Ste w/2 w/i Closets, Bdrm Level Laundry, Sec Sys & so much more. Nice community w/amenities! <i>Courtesy of RE/MAX Xecutex</i>								
<i>Sold Date: 10/26/2018, MLS Listing 1001012527: 9/20/2017 MLS ID: 1001012527</i>								
5780 Fox Chapel Estates Dr	Free Standing	5/6	3,966 sq ft	217,800	2018	10/26/2018	\$1,262,138	\$318
Escape the city to five lush acres in Fairfax Cty, close to Dulles and 66. The Fairleigh II from award-winning builder Integrity Homes is an open layout with potential for 5 BR and 4.5 BA, just under 4,000 sq. ft. on two levels. Option for 3-car garage and loads of space for backyard adventures and privacy. Spacious floorplan and many windows create beautiful light. Stunning options and upgrades. <i>Courtesy of TTR Sotheby's International Realty</i>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<i>Sold Date: 10/26/2018, MLS Listing 1001940756: 7/5/2018 MLS ID: 1001940756</i>								
4305 San Juan Dr	Free Standing	3/2	1,033 sq ft	10,667	1960	10/26/2018	\$438,500	\$424
<p>3 level Split level.,3 bedrooms, 2 full baths.Lots of nature.lite...Refinished hardwood floors.. Family Room w/ built in bookcases. Master bedroom w/ sunroom or sitting room addition. New CAC/. updated windows & baths,gas furnace. Front Load washer & Dryer. Thompson Creek Gutter guard.Hugh Fenced backyard w/ a shed. Extra stg off utility rm. . Multi level deck..New Roof</p> <p style="text-align: center;"><i>Courtesy of E-Realtors Inc.</i></p>								

Mid-Atlantic Settlement Services

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Lake Ridge, VA 22192

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Skip.Yanick@grarate.com

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