

MARKET ACTIVITY REPORT

*Housing Market Activity, Supply
Levels & Inventory Trends*

Adam Tabaka



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$790,610	\$788,970 +0.21%	\$793,650 -0.38%	\$747,930 +5.71%	\$765,860 +3.23%	\$710,580 +11.26%
Median Sold Price Last Updated: 9/30/2026	\$794,500	\$677,450 +17.28%	\$677,500 +17.27%	\$867,500 -8.41%	\$733,500 +8.32%	\$681,000 +16.67%
Median List Price Last Updated: 9/30/2026	\$747,450	\$876,950 -14.77%	\$765,000 -2.29%	\$784,944 -4.78%	\$684,500 +9.2%	\$807,500 -7.44%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 20

Change Types: New Listings, Price Change, Pending, Closed

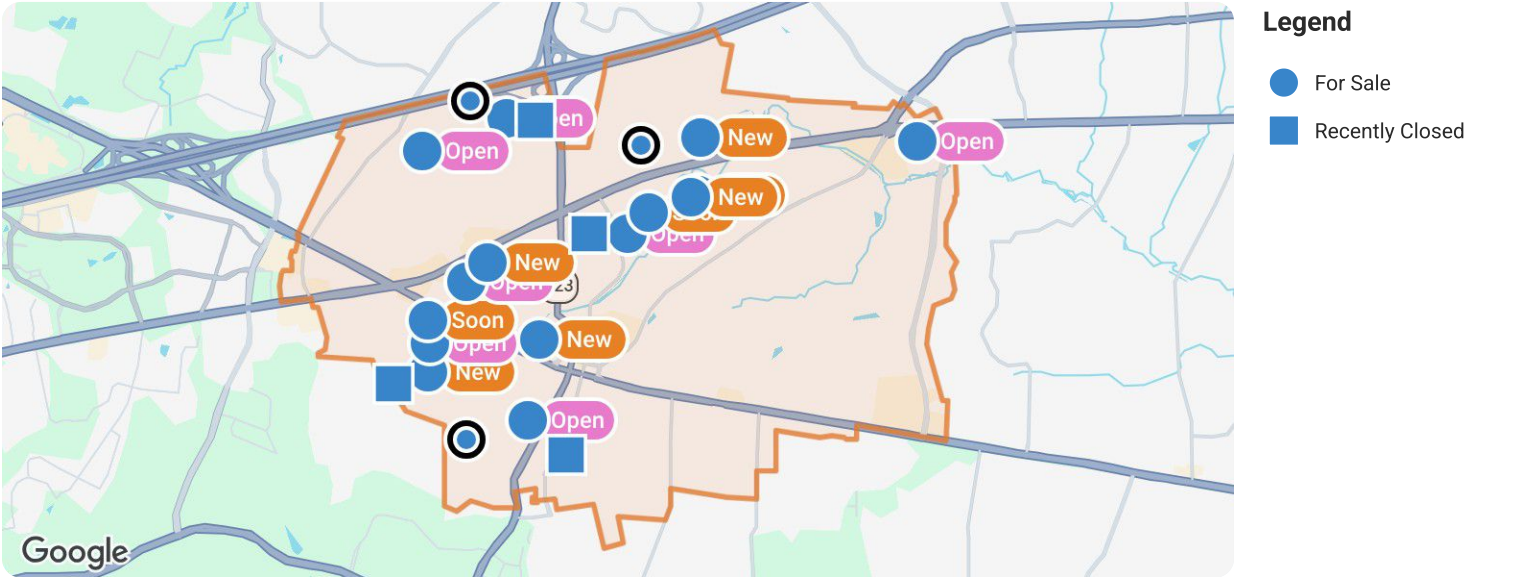
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Fairfax Neighborhood, VA

Summary

For Sale Activity in the Last Week



	New	Closed
Number of Properties	8	3
Lowest Listing Price / Est.Value	\$340,000	\$230,000
Median Listing Price / Est.Value	\$739,995	\$780,000
Highest Listing Price / Est.Value	\$1,700,000	\$1,000,000
Average Price / sqft	\$348	\$306
Median Price / sqft	\$313	\$296
Average Days in RPR	4	17
Median Days in RPR	3	13
Total Volume	\$6,999,875	\$2,010,000
Source	Listings	Public Records & Listings

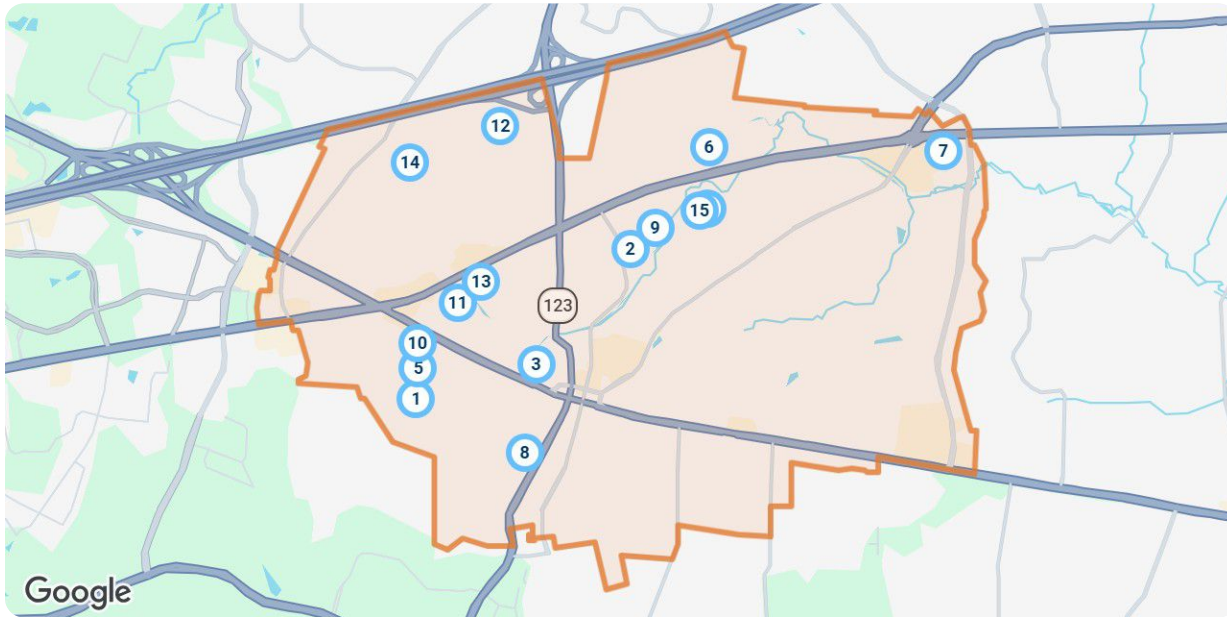


Fairfax Neighborhood, VA

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

New: 8 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1		3848 Farr Oak Cir Fairfax, VA 22030 MLS ID: VAF2009382 ● Active / For Sale <i>Listing Courtesy of Keller Williams Realty</i>	Single Family	5/5	6,240	7,652 sqft	2000	10/16/2026 2 days \$1,700,000 \$272/sq ft
2		10927 Milburn St Fairfax, VA 22030 MLS ID: VAF2009362 ● Active / For Sale <i>Listing Courtesy of Long & Foster Real Estate, Inc.</i>	Single Family	3/3	1,332	8,000 sqft	1949	10/16/2026 2 days \$679,900 \$510/sq ft
3		9827 Bolton Village Ct Fairfax, VA 22032 MLS ID: VAF2009370 ● Active / For Sale <i>Listing Courtesy of Samson Properties</i>	Single Family	3/4	3,195	4,356 sqft	1996	10/15/2026 3 days \$1,149,995 \$360/sq ft
4		10228 Continental Ln Fairfax, VA 22030 MLS ID: VAF2009008 ● Active / For Sale <i>Listing Courtesy of Real Broker, LLC</i>	Single Family	4/3	2,760	10,530 sqft	1962	10/15/2026 3 days \$794,990 \$288/sq ft
5		3985 Norton Pl, Unit 104 Fairfax, VA 22030 MLS ID: VAF2009340 ● Active / For Sale <i>Listing Courtesy of RLAH @properties</i>	Condo/Townhouse/Apt.	2/2	1,480	—	2017	10/15/2026 3 days \$685,000 \$463/sq ft



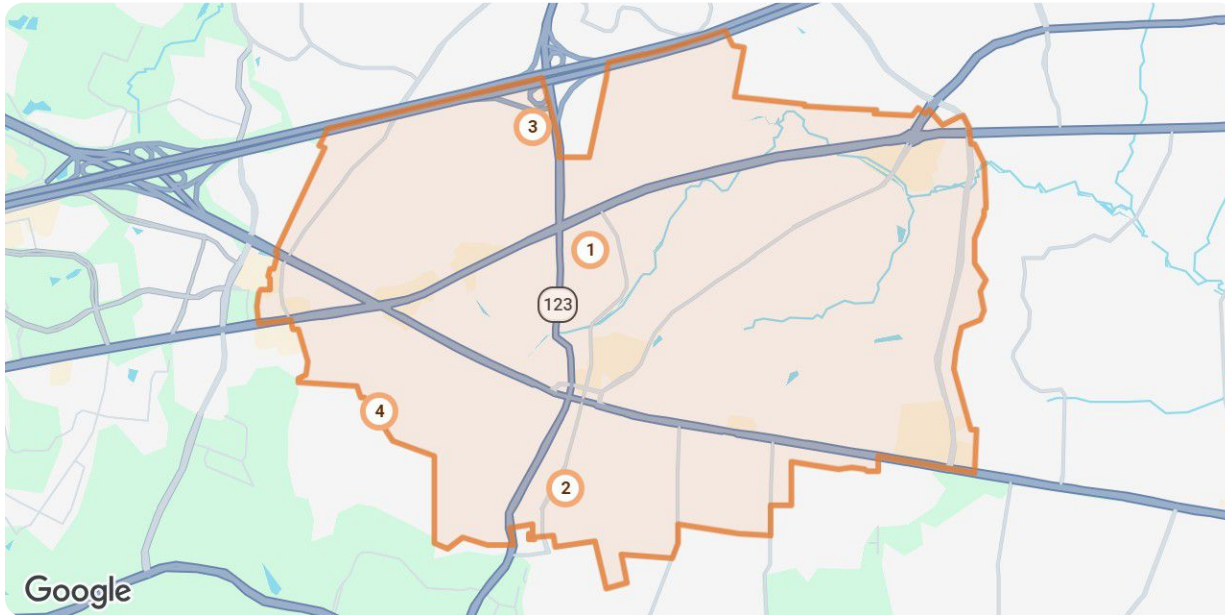


Fairfax Neighborhood, VA

New: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	
6		10695 Yorktown Ct Fairfax, VA 22030 MLS ID: VAFC2009348	Condo/Townhouse/Apt.	4/5	4,035	2,178 sqft	2015	10/14/2026 4 days	\$1,050,000 \$260/sq ft
	● Active / For Sale Listing Courtesy of Pearson Smith Realty, LLC								
7		3846 Lyndhurst Dr, Apt 102 Fairfax, VA 22031 MLS ID: VAFC2009356	Condo/Townhouse/Apt.	3/2	1,006	—	1964	10/13/2026 5 days	\$340,000 \$338/sq ft
	● Active / For Sale Listing Courtesy of The Spinosa Group, LLC								
8		3523 Jean St Fairfax, VA 22030 MLS ID: VAFC2009344	Single Family	3/3	2,076	10,454 sqft	1955	10/12/2026 6 days	\$599,990 \$289/sq ft
	● Active / For Sale Listing Courtesy of Real Broker, LLC								

Closed

Source: Public Records and Listings



Legend

 Closed

Closed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
1		3713 Randolph St Fairfax, VA 22030 MLS ID: VAFC2009196	Single Family	5/3	2,632	0.25 acres 1956	10/16/2026 25 days	\$780,000 \$296/sq ft	2.38%
	Closed / For Sale								
Courtesy of Samson Properties									
2		10723 W West Dr, Apt 303 Fairfax, VA 22030 MLS ID: VAFC2009038	Condo/Townhouse/Apt.	2/1	1,056	— 1964	10/15/2026 13 days	\$230,000 \$218/sq ft	0.44%
	Closed / For Sale								
Courtesy of Samson Properties									



Closed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
3 	10319 Cardinal Rd Fairfax, VA 22030 MLS ID: VAFC2009074	Single Family	5/3	2,484	0.26 acres 1977	10/12/2026 13 days	\$1,000,000 \$403/sq ft	-
	Closed / For Sale							

Courtesy of RE/MAX Distinctive Real Estate, Inc.

Market Trends

Market Trends for Fairfax Neighborhood, VA

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.3

↑ 23.6% MoM

Sold to List Price %

98.7%

↓ 1.5% MoM

Median Days in RPR

9

↓ 43.75% MoM

Median Sold Price

\$794,500

↑ 17.28% MoM

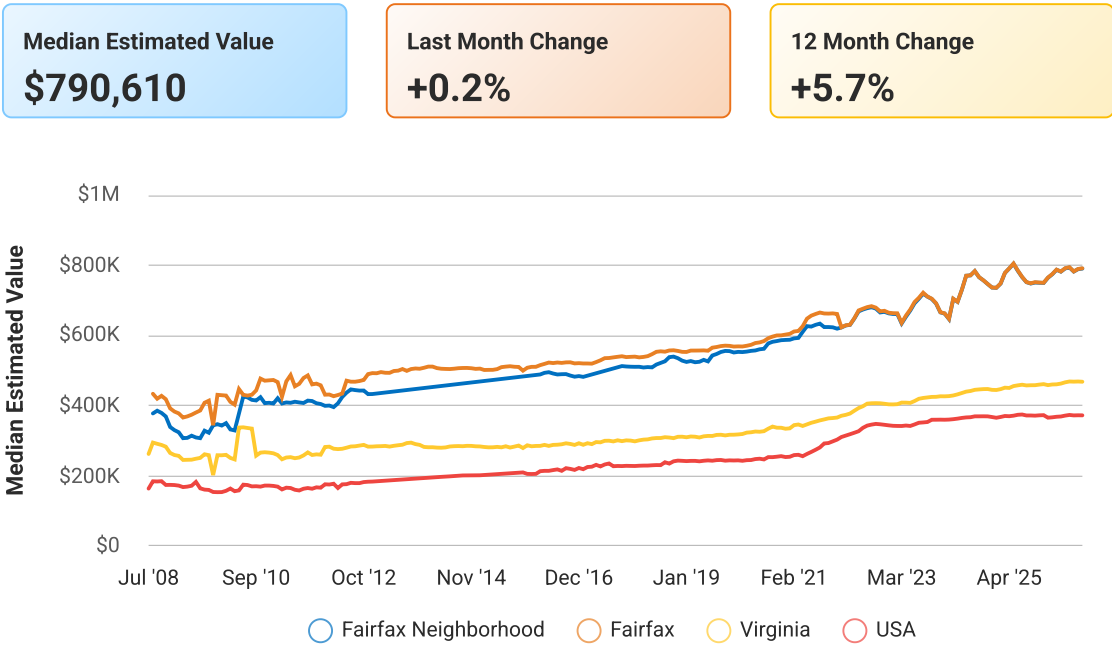
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2026 Active Listings

Fairfax Neighborhood, VA

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly



September 2026 Sold Listings

Fairfax Neighborhood, VA

Single Family + Condo/Townhouse/Apt.

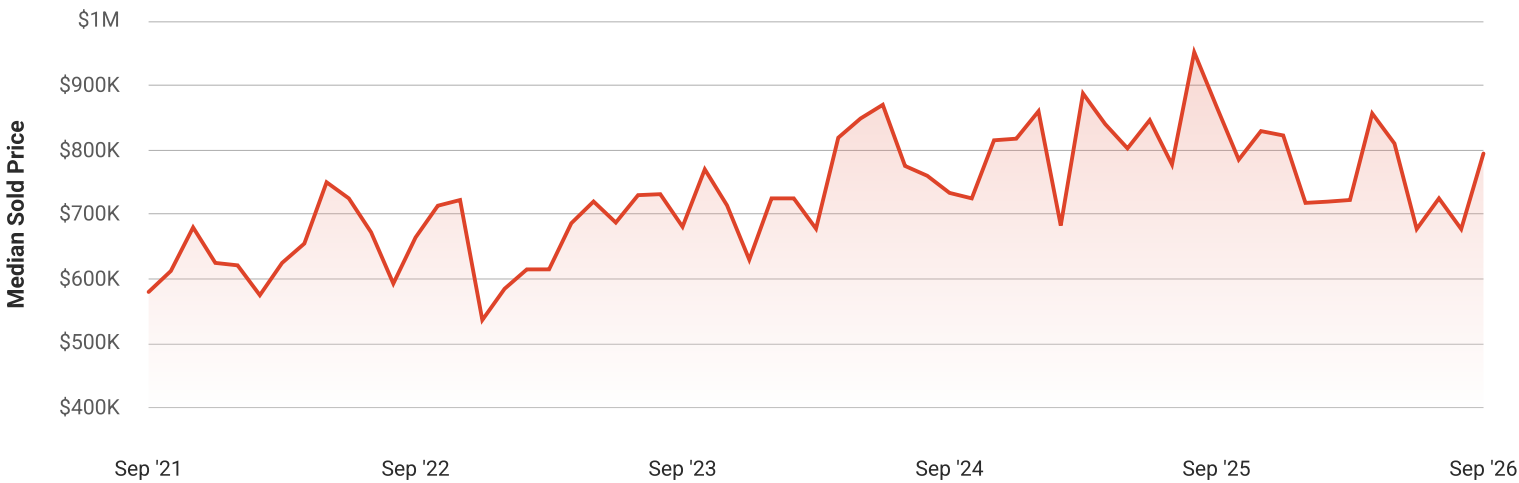
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$794,500

↑ 17.3% Month over Month



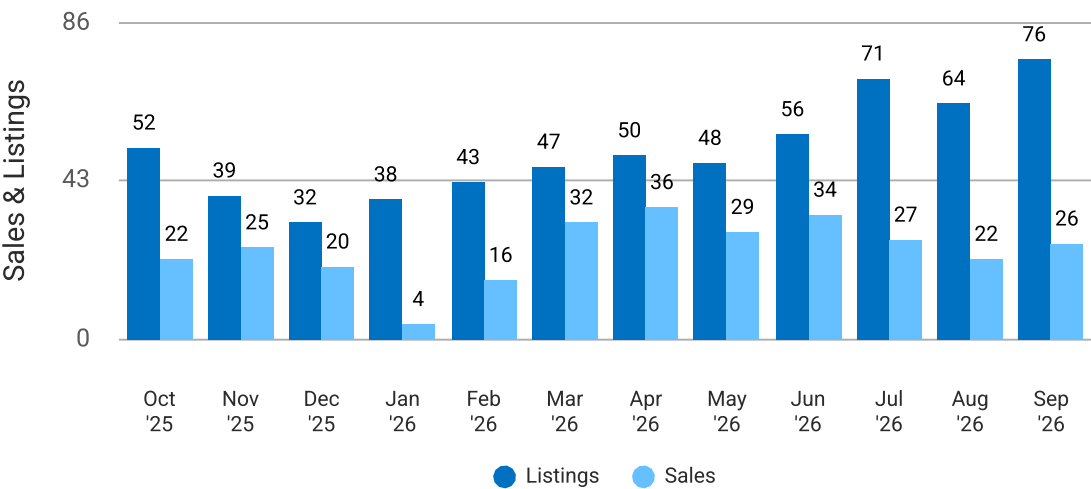
Total Sales and Active Listings in Fairfax Neighborhood, VA

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly

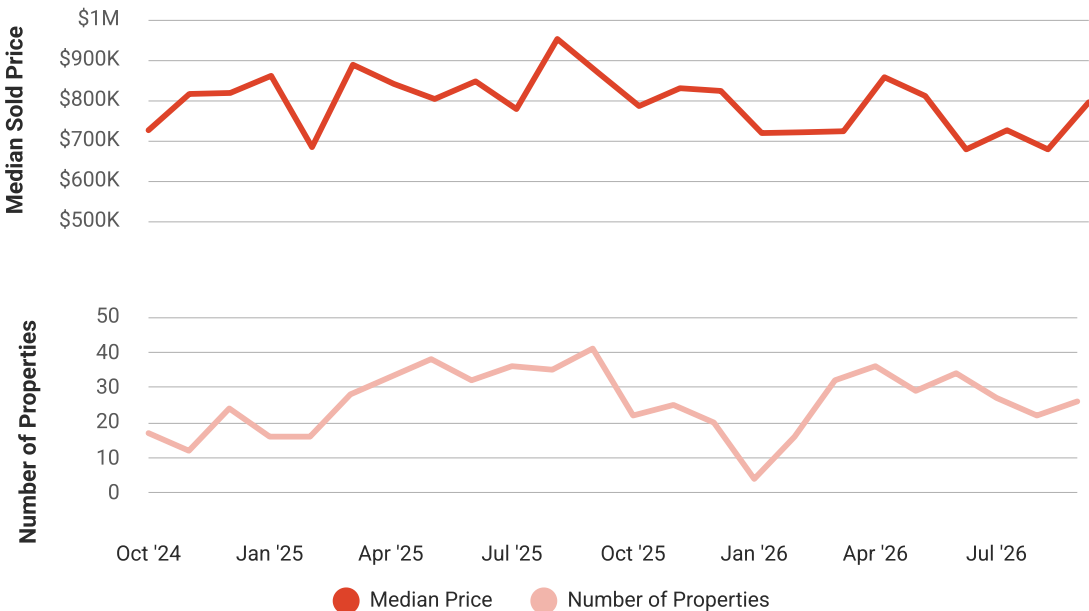


Median Sold Price vs Sold Listings in Fairfax Neighborhood, VA

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data
Update Frequency: Monthly

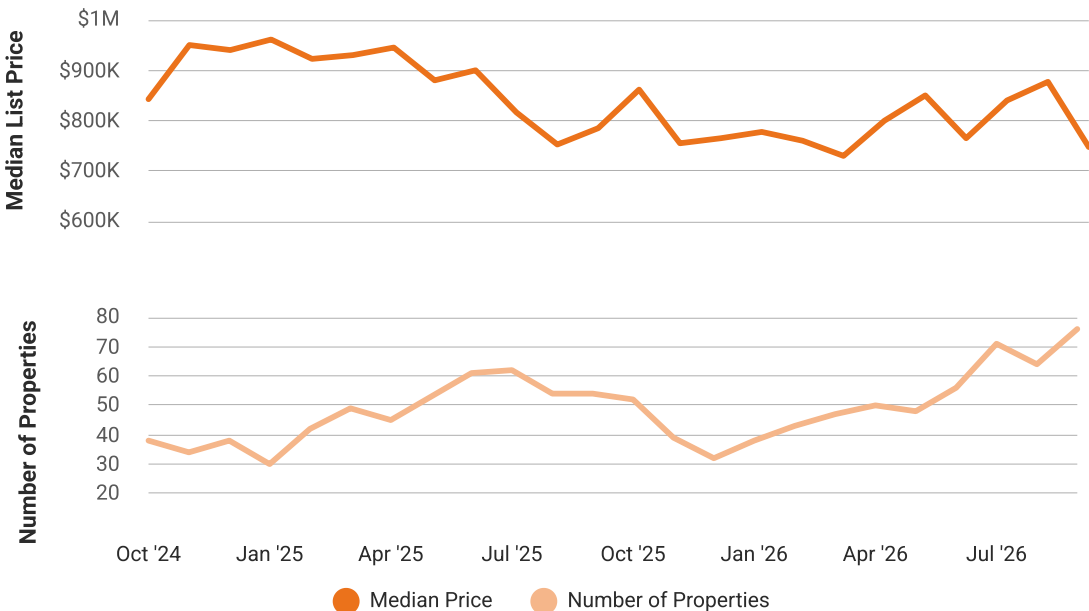


Median List Price vs Active Listings in Fairfax Neighborhood, VA

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data
Update Frequency: Monthly





Fairfax Neighborhood, VA

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

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