

November 2013

All Home Types
Condo & Coop
Attached/Townhouse
Detached

Local Market Insight

Fairfax County, VA



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November 2013

Fairfax County, VA

New Listings **976**

↓ -34.5% **↑ 2.4%**
from Oct 2013: **1,489** from Nov 2012: **953**

YTD	2013	2012	+/-
	18,860	17,443	8.1%

5-year Nov average: **1,010**

New Pendings **990**

↓ -15.7% **↓ -1.5%**
from Oct 2013: **1,175** from Nov 2012: **1,005**

YTD	2013	2012	+/-
	15,759	15,217	3.6%

5-year Nov average: **1,012**

Closed Sales **904**

↓ -14.8% **↓ -15.8%**
from Oct 2013: **1,061** from Nov 2012: **1,074**

YTD	2013	2012	+/-
	13,917	12,748	9.2%

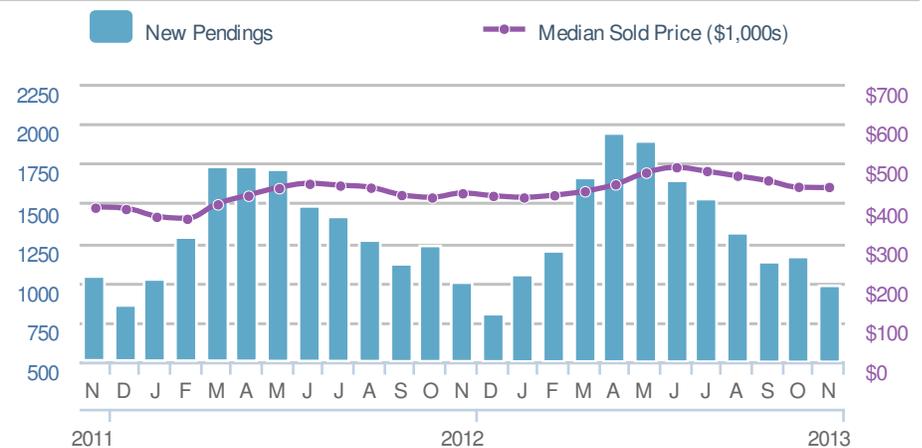
5-year Nov average: **997**

Median Sold Price **\$439,900**

↔ -0.0% **↑ 3.5%**
from Oct 2013: **\$440,000** from Nov 2012: **\$425,000**

YTD	2013	2012	+/-
	\$455,000	\$422,700	7.6%

5-year Nov average: **\$395,980**



Active Listings **2,197**

2,197
Min 1,945 Max 3,082
5-year Nov average 2,503

Oct 2013	Nov 2012
2,607	1,945

Avg DOM **41**

41
Min 41 Max 61
5-year Nov average 52

Oct 2013	Nov 2012	YTD
35	47	35

Avg Sold to OLP Ratio **97.1%**

97.1%
Min 95.5% Max 97.3%
5-year Nov average 96.5%

Oct 2013	Nov 2012	YTD
97.5%	97.0%	98.3%

November 2013

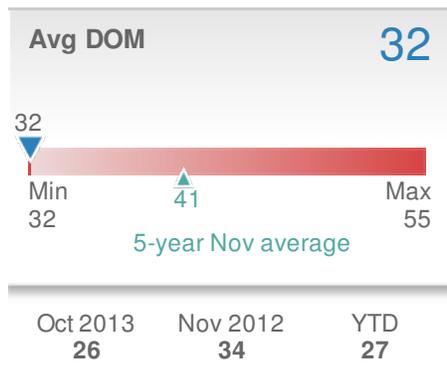
Fairfax County, VA - Condo & Coop



Summary

In Fairfax County, VA, the median sold price for Condo & Coop properties for November was \$251,000, representing a decrease of 0.6% compared to last month and an increase of 0.4% from Nov 2012. The average days on market for units sold in November was 32 days, 22% below the 5-year November average of 41 days. There was a 23.7% month over month decrease in new contract activity with 196 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 308; and a 5.3% decrease in supply to 396 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, no change from October and a decrease from 1.64 in November 2012. The Contract Ratio is 32% lower than the 5-year November average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2013

Fairfax County, VA - Attached/Townhouse



Summary

In Fairfax County, VA, the median sold price for Attached/Townhouse properties for November was \$395,000, representing a decrease of 1.3% compared to last month and an increase of 5.3% from Nov 2012. The average days on market for units sold in November was 31 days, 21% below the 5-year November average of 39 days. There was a 13.2% month over month decrease in new contract activity with 302 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 424; and a 17.3% decrease in supply to 444 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, no change from October and a decrease from 1.64 in November 2012. The Contract Ratio is 31% lower than the 5-year November average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2013

Fairfax County, VA - Detached



Summary

In Fairfax County, VA, the median sold price for Detached properties for November was \$589,000, representing an increase of 0.7% compared to last month and an increase of 6.9% from Nov 2012. The average days on market for units sold in November was 51 days, 20% below the 5-year November average of 64 days. There was a 13.7% month over month decrease in new contract activity with 492 New Pendings; a 0.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 813; and a 17.9% decrease in supply to 1,357 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, no change from October and no change from November 2012. The Contract Ratio is 2% lower than the 5-year November average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

