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Northern Virginia Home Sales Increase as Prices and Inventory Grow in August

Data show buyers gaining more time and choices while sellers continue to benefit from rising prices

FAIRFAX, Va. **(September 11, 2025)** Northern Virginia's housing market in August 2025 reflected a cooler pace of activity alongside continued price growth, according to the [Northern Virginia Association of Realtors® \(NVAR\)](#). With more homes coming onto the market and listings staying active longer, buyers gained additional options, while sellers continued to benefit from year-over-year price appreciation.

Closed sales ticked up slightly last month, with 1,439 homes sold — a 2.0% increase from August 2024. Even with modest growth in transactions, the overall value of sales in the region climbed at a stronger rate. Total sold dollar volume reached more than \$1.27 billion, a 5.9% increase from last year. This growth was fueled in part by rising home prices, as the median sold price increased to \$750,201, up 1.7% compared to a year ago.

"The August data highlight a market that is adjusting its rhythm, while maintaining steady demand," said NVAR CEO Ryan McLaughlin. "Buyers are no longer racing against the clock the way they were a year ago, but the increase in total sales volume and higher prices shows that demand for Northern Virginia housing remains strong."

One of the most significant developments in the August market was the sharp rise in inventory. Active listings jumped to 2,475 properties, a 36.4% increase from August 2024. That growth in supply also pushed the months of inventory to 1.81, up 31.2% year-over-year, signaling that buyers have more homes to choose from than they did last summer. This expanded selection was also reflected in the average days on market, which stretched to 26 days, a 44.4% increase from the 18-day average one year ago.

"These changes are giving buyers more breathing room, which is something we haven't seen in quite some time," said NVAR President Casey Menish, Pearson Smith Realty. "With more homes on the market, buyers can take a bit more time to find the right fit, while sellers continue to benefit from moderate price increases across the region."

This fall, growing inventory and a more moderate pace of sales may set the tone for market activity. "The trends suggest we may see a more measured cadence heading into the end of the year, with buyers continuing to benefit from greater choice," McLaughlin said. "At the same time, steady price appreciation reinforces the long-term strength of Northern Virginia's housing market, which remains one of the most competitive and desirable in the country."

BACKGROUND

The Northern Virginia Association of Realtors® reports on home sales activity for Fairfax and Arlington counties, the cities of Alexandria, Fairfax, and Falls Church and the towns of Vienna, Herndon, and Clifton. Below are August 2025 regional home sales compared to August 2024 for Northern Virginia, with data derived from Bright MLS as of September 9, 2025 (total sales and listings may not include garage/parking spaces):

- The number of closed sales in August 2025 was 1,439 units. This was up 2.0% compared to August 2024.
- The volume sold in August 2025 was \$1,276,766,754. This was a 5.9% increase compared to August 2024.
- The average sold price was \$879,942 in August 2025. This was up 2.5% compared to August 2024.
- The number of new pending sales in August 2025 increased to 1,403 units — a 9.6% increase compared to August 2024.
- The number of active listings in August 2025 was 2,475 units. This number was up 36.4% compared to August 2024.
- Average days on market was 26 days in August 2025. This was up 44.4% compared to August 2024.
- Months of supply of inventory in August 2025 was 1.81. This was up 31.2% compared to August 2024.

Read more about the NVAR regional housing market at nvar.com/Marketstats.

NVAR Charts, Graphs, Social Media for August 2025 NVAR Housing Stats

August Housing Data: [Click here.](#)

Regional Jurisdiction Infographic: [Click here.](#)

NVAR Region Infographic: [Click here.](#)

NVAR 2025 Mid-Year Housing Forecast Update: [Click here.](#)

These links are accessible from the Market Stats page here: [Click here.](#)

About NVAR

The [Northern Virginia Association of Realtors® \(NVAR\)](#) serves as the voice of real estate in the Greater Northern Virginia Region. NVAR is dedicated to enhancing Realtor® success by delivering exceptional value, driving innovation, and impacting the industry. Headquartered in Fairfax, Virginia, NVAR supports its 12,000 members with essential resources, including industry education, advocacy, networking, and professional development opportunities. The Association is committed to promoting ethical practices and excellence in real estate. It advocates on behalf of homebuyers, sellers, renters, and commercial tenants who are directly affected by local, state, and federal policy decisions impacting affordability, property rights, and quality of life. NVAR strives to elevate the standards of the real estate industry and to contribute to the overall growth and prosperity of the Washington DC Metropolitan Area and beyond. nvar.com.

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