Fairfax County 2021

NVAR/GMU Market Forecast

CENTER FOR REGIONAL ANALYSIS

KEY MARKET STATISTICS

Fairfax County Median Sales Price

PRICES
Median Price (Dec '21): $593,979
Peak Month: June @ $644,991
Year-over-Year % Change (Dec '21): +4.2%

—— Fairfax Median Sales Price   —— Fairfax Median Sales Price Forecast

Fairfax County Housing Sales (units)

SALES
Unit Sales (total): 18,192
Peak Month: July @ 1,802 units
Year-over-Year % Change (Dec '21): +11.1%

—— Fairfax Sales   —— Fairfax Sales Forecast
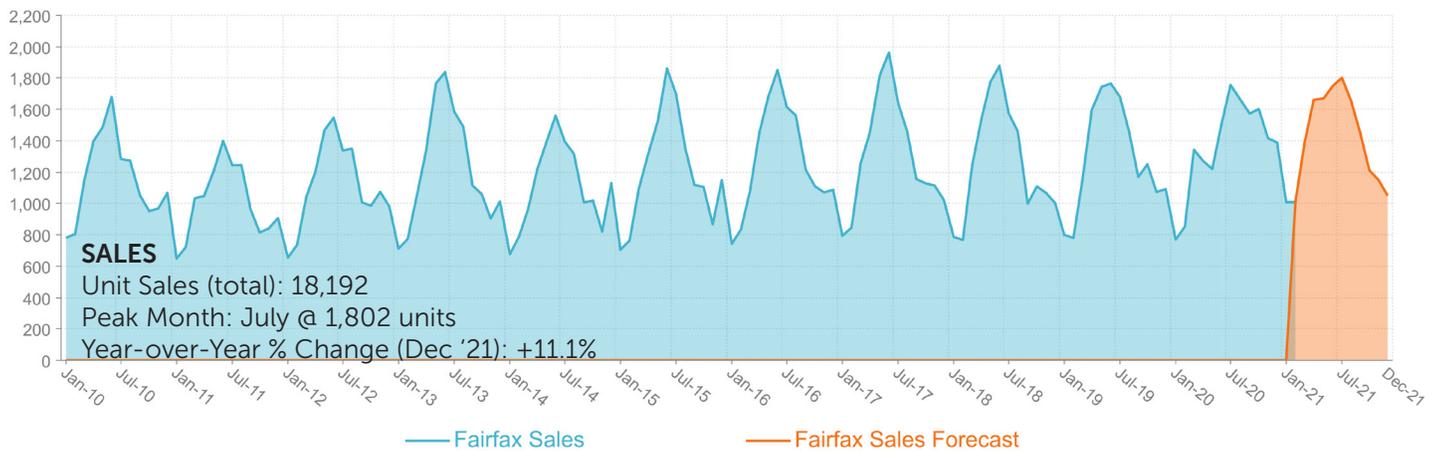
Fairfax County Housing Inventory (month end)

INVENTORY
Units on Market (total): 15,710
Peak Months: Sept. @ 1,553 units
Year-over-Year % Change (Dec '21): -9.5%

—— Fairfax Inventory   —— Fairfax Inventory Forecast

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For questions about the forecast contact:
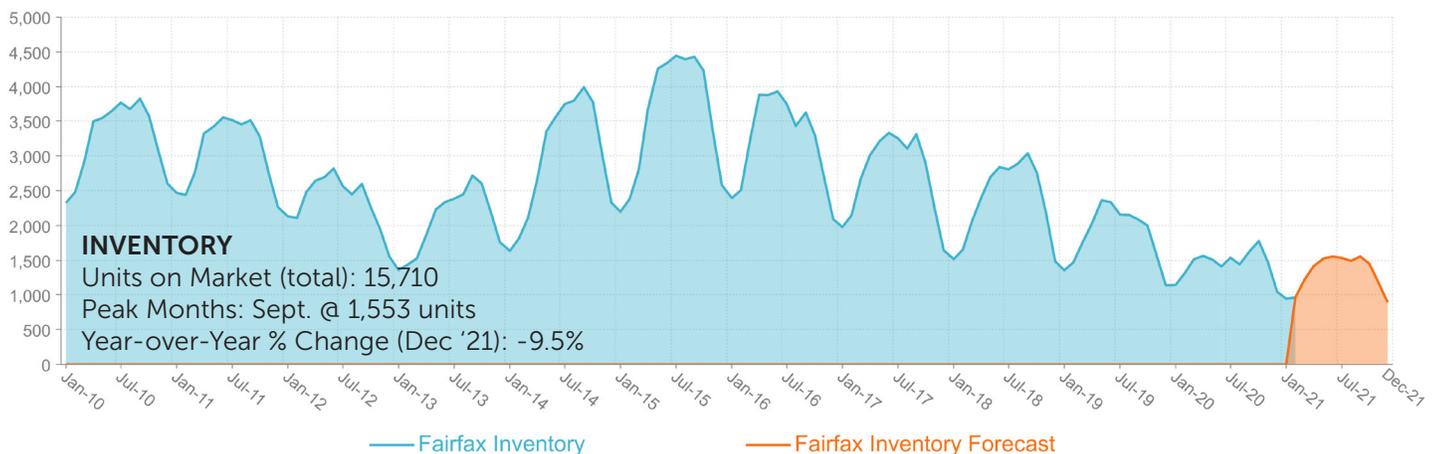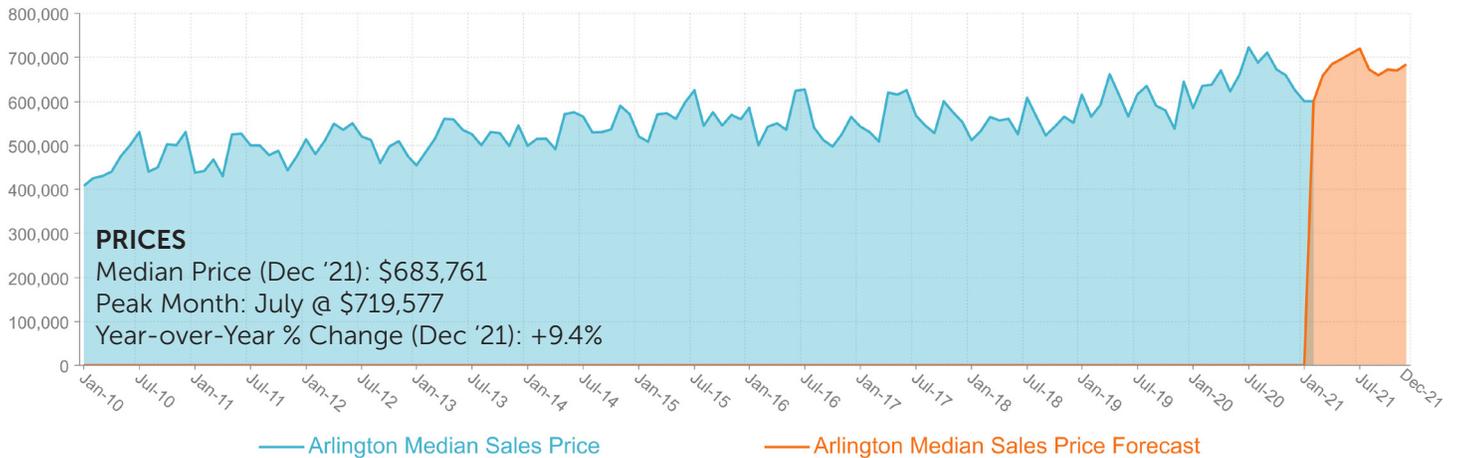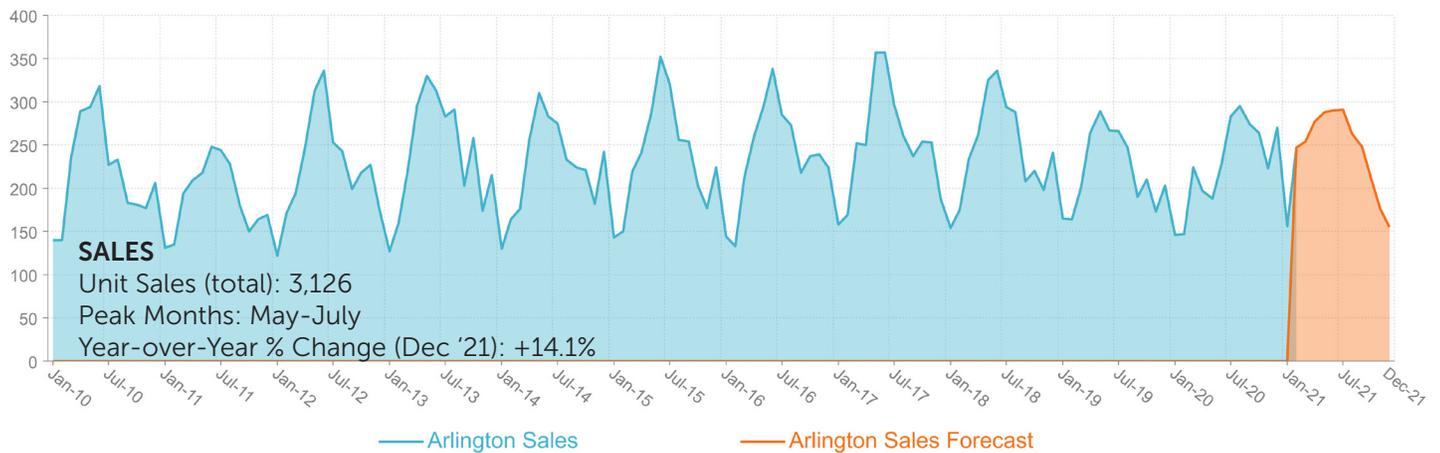Ann Gutkin, NVAR (703) 207-3216 agutkin@nvar.com
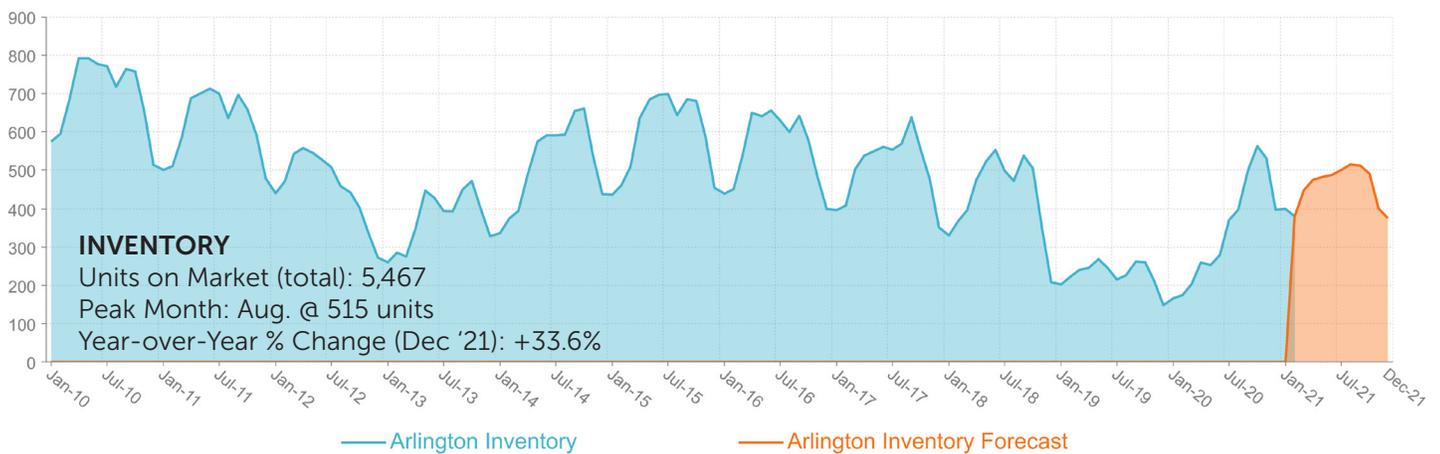
Arlington County 2021

KEY MARKET STATISTICS

Arlington Median Sales Price

PRICES
Median Price (Dec '21): $683,761
Peak Month: July @ $719,577
Year-over-Year % Change (Dec '21): +9.4%

—— Arlington Median Sales Price   —— Arlington Median Sales Price Forecast

Arlington Housing Sales (units)

SALES
Unit Sales (total): 3,126
Peak Months: May-July
Year-over-Year % Change (Dec '21): +14.1%

—— Arlington Sales   —— Arlington Sales Forecast

Arlington Housing Inventory (month end)

INVENTORY
Units on Market (total): 5,467
Peak Month: Aug. @ 515 units
Year-over-Year % Change (Dec '21): +33.6%

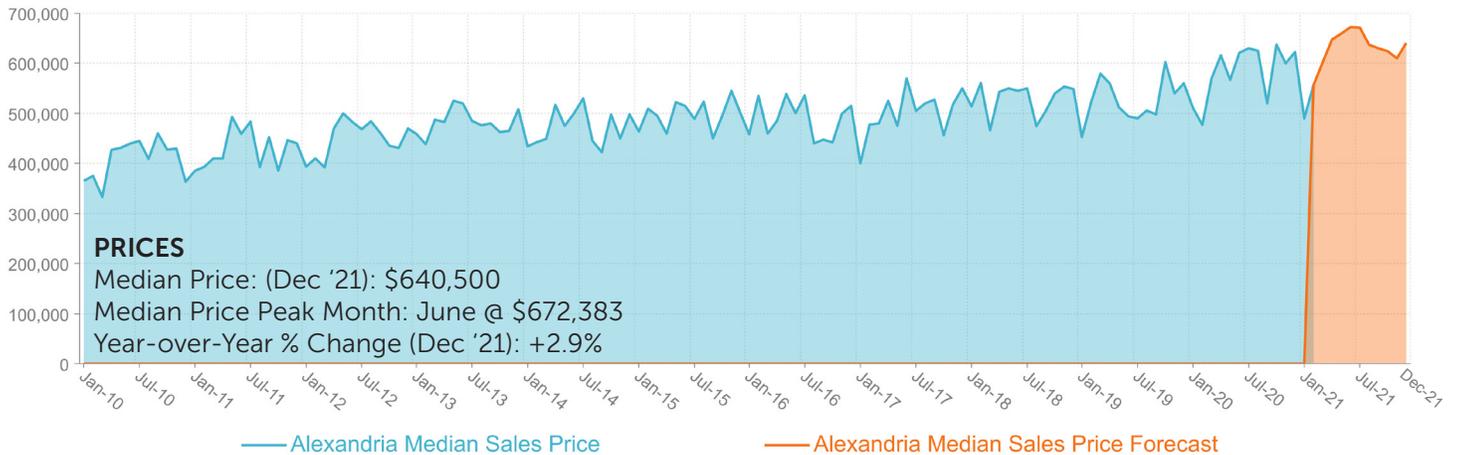—— Arlington Inventory   —— Arlington Inventory Forecast

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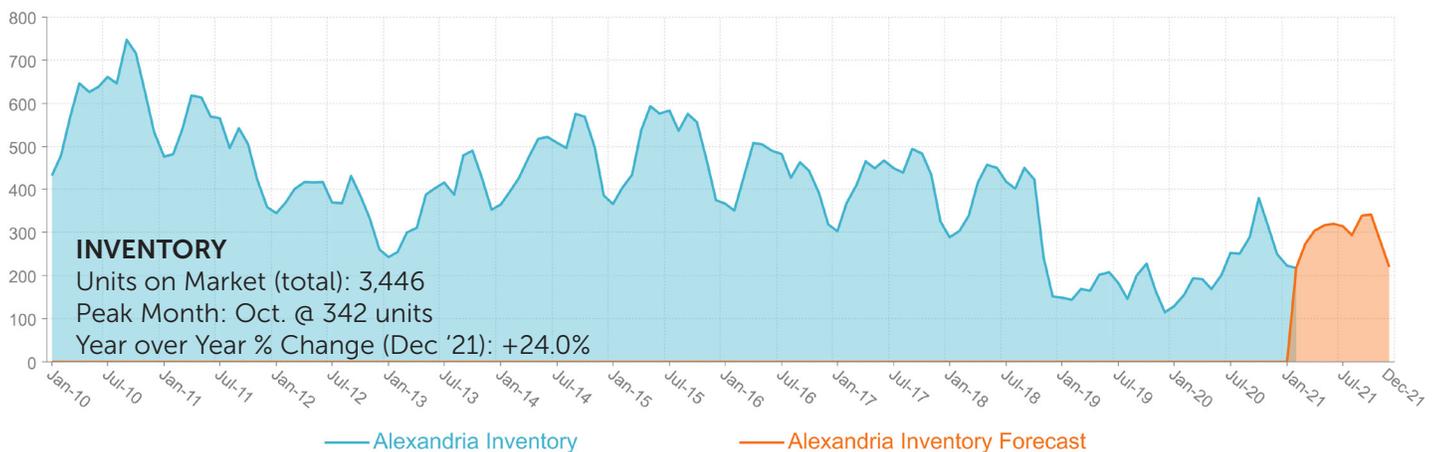
Alexandria City 2021

NVAR/GMU
Market
Forecast

CENTER FOR
REGIONAL
ANALYSIS

KEY MARKET STATISTICS

Alexandria Median Sales Price

PRICES
Median Price: (Dec '21): $640,500
Median Price Peak Month: June @ $672,383
Year-over-Year % Change (Dec '21): +2.9%

—— Alexandria Median Sales Price   —— Alexandria Median Sales Price Forecast

Alexandria Housing Sales (units)

SALES
Unit Sales (total): 2,824
Peak Month: June @ 258 units
Year-over-Year % Change (Dec '21): +4.9%

—— Alexandria Sales   —— Alexandria Sales Forecast

Alexandria Housing Inventory (month end)

INVENTORY
Units on Market (total): 3,446
Peak Month: Oct. @ 342 units
Year over Year % Change (Dec '21): +24.0%

—— Alexandria Inventory   —— Alexandria Inventory Forecast

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