

## FOR IMMEDIATE RELEASE

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### **June Brings Stronger Sales and More Listings to Northern Virginia Housing Market**

#### ***Higher inventory and buyer activity shape a more balanced market***

FAIRFAX, Va. **(July 14, 2025)** Northern Virginia's housing market showed renewed strength in June as a wave of new listings helped meet buyer demand and drive year-over-year gains in both home sales and total transaction volume, according to the Northern Virginia Association of Realtors® (NVAR). The number of homes sold in June 2025 climbed to 1,847 — a 13.6% increase over June 2024. As more transactions closed, total sold dollar volume reached more than \$1.64 billion, marking a 15.2% gain from the previous year.

Inventory was the key driver of this growth. Active listings jumped 52.7% year-over-year, reaching 2,512 properties on the market. This helped push the months of supply to 1.84, a 46.5% increase compared to June 2024, giving buyers more breathing room than in recent years.

While buyer activity was strong, increased inventory also brought slight shifts in pricing and pace. The median sold price in June 2025 dipped 1.3% year-over-year to \$770,000. Homes stayed on the market for an average of 20 days, a 42.9% increase from the previous year. Together, these trends point to a market that is normalizing — offering buyers more flexibility while encouraging sellers to align with evolving conditions.

“We view this as a healthy recalibration,” said NVAR CEO Ryan McLaughlin. “Buyers have more time to make informed decisions. Pricing is stabilizing after years of intense upward pressure. These are all indicators of a maturing, resilient market that is adjusting to new conditions without losing momentum.”

This summer, buyers in the region are taking a more measured approach, reflecting a transition toward a more balanced market environment. “The difference this year is options,” said NVAR Board Member Veronica Seva-Gonzalez, Compass. “Buyers aren’t rushing into the first available home; they’re able to take a breath, compare choices, and still act competitively when the right property comes along. It’s a more thoughtful market, and that’s good for everyone. While some markets have seen inventory improve, competition remains fierce in some of the most sought-after areas, where well-priced homes are still receiving multiple offers.”

Looking ahead, NVAR anticipates steady market activity, particularly if more homeowners choose to list their properties. With conditions gradually balancing and opportunities expanding, the region is well-positioned for continued resilience in the months ahead.

“Northern Virginia’s economic stability, excellent schools, and overall quality of life remain major draws,” McLaughlin said. “If more sellers enter the market, we anticipate strong performance across the region for the rest of the year.”

## 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 June 2025 regional home sales compared to June 2024 for Northern Virginia, with data derived from Bright MLS as of July 9, 2025 (total sales and listings may not include garage/parking spaces):

- The number of closed sales in June 2025 was 1,847 units. This was a 13.6% increase compared to June 2024.
- The volume sold in June 2025 was \$1,640,647,044. This was a 15.2% increase compared to June 2024.
- The average sold price was \$889,295 in June 2025. This was down 0.1% compared to June 2024.
- The number of new pending sales in June 2025 was 1,677 units. This was down 0.5% from June 2024.
- The number of active listings in June 2025 was 2,512 units. This number was up 52.7% compared to June 2024.
- The number of new listings in June 2025 was 1,567 units. This number was up 1.8% compared to June 2024.

Read more about the NVAR regional housing market at [nvar.com/Marketstats](https://nvar.com/Marketstats).

### NVAR Charts, Graphs, Social Media for June 2025 NVAR Housing Stats

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

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

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

NVAR 2023 Housing Economic Impact Report: [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](https://nvar.com).

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