



By Deliane Firman

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Hi neighbor — each month I put together what's actually happening in Fairfax County: the real market numbers behind the headlines, what's being built nearby, what's opening up, and what's worth doing with your family this month. No sales pitch, just what I'd want to know if I lived on your street.



1. LOCAL HOUSING MARKET SNAPSHOT

Data released July 10–13, 2026, covering June 2026 and first-half 2026 activity. Source: Bright MLS via FFXnow and The Colgan Team / NVAR-Bright MLS.

June 2026 — Most Recent Month

- Closed sales: 1,434 (+8.3% year-over-year)
- Median sold price: \$815,000 (+6.2% YoY)
- Average sold price: \$983,998 (+11.8% YoY)
- New listings: 1,239 (+14.1% YoY) · Active listings: 1,888 (+12.6% YoY)
- Months of supply: 1.86 (up 0.16 mo YoY) · Median days on market: 8 (1 day faster YoY)

FOR BUYERS

Inventory is up double digits from last year, but well-priced homes are still selling in a median of 8 days. Competitive offers remain the norm.

FOR SELLERS

Prices and speed are both up — but so is new-listing competition (+14%). Pricing and presentation matter more than last summer.

2. WHAT'S HAPPENING THIS MONTH

Totally Trucks Fri, Aug 7, 8:30–noon · Reston · Free

Cardboard Boat Regatta Sat, Aug 8, races at 2pm · Lake Anne, Reston · Free

Great Falls Kayak Race Sat–Sun, Aug 8–9 · Great Falls Park

Purple Heart Commemoration Sat, Aug 8 · George Washington's Mount Vernon

Diana Ross in Concert Wed, Aug 19 · Wolf Trap, Vienna · Ticketed

Chillin' on Church Fri, Aug 21, 6:30–9:30pm · Vienna · Free



3. DEVELOPMENT & CONSTRUCTION WATCH

Lofts at Reston Station II — APPROVED

158 new residential units (condos, townhouses, and workforce housing) approved by the Board of Supervisors July 14, 2026, replacing office buildings on Samuel Morse Drive, Reston. Developer: Pulte Group.

1950 Old Gallows Road, Tysons — APPROVED

304 apartments approved May 19, 2026, replacing an 8-story office building — part of the continued residential shift in Tysons.

Countywide Data Center Standards

Adopted 2024, still governing: 200-ft setbacks from homes, one-mile minimum distance from Metro stations, mandatory noise studies.

Sources: FFXnow (7/28/26, 5/20/26); Fairfax County government.



4. NEW BUSINESSES & ECONOMIC DEVELOPMENT

Fairfax Corner added Ruthie's All-Day (Southern comfort food) this spring, with Joybird (furniture) and Sephora confirmed as upcoming additions. Continued national retail investment in that corridor is typically a good sign for nearby home values and walkability appeal.

Source: Northern Virginia Magazine, 4/14/26.

5. TRANSPORTATION & ROAD UPDATES

- GW Parkway (Beltway to Spout Run): 4-year, \$167M rehab COMPLETE — ribbon cutting June 8, 2026
- Route 29 widening (Union Mill to Buckleys Gate): COMPLETE as of spring 2026
- Fairfax County Parkway (Rt 123 to Nomes Court): UNDER CONSTRUCTION, \$126M, targeting mid-2027 — expect ongoing lane closures near Fairfax Station

Sources: WTOP (6/8/26); Old Dominion News (4/21/25, recommend re-verification closer to publish).

6. HOMEOWNER CORNER: LATE-SUMMER STORM PREP

- Clear gutters and downspouts before the next heavy rain
- Trim tree limbs near the roofline or power lines
- Test your sump pump now, not during the next storm
- Photograph roof/siding condition for insurance records
- Check your policy — standard coverage often excludes flood damage

General information only — talk to your insurance agent for coverage specifics.

7. LET'S TALK

Curious what your home is worth in today's market, or want a report specific to your street rather than the countywide numbers above? I'm always happy to put one together — no obligation.



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