



2025 saw the Fairfax real estate market roar back to life from a transaction volume standpoint. 2025 saw 91 single family homes sold, vs 63 in 2024, a whopping 47% increase in unit sales, and more in line with historical sales volume. The median price was \$1.15M in 2025, vs \$1.2M in 2024, a 4.2% decrease in prices. The interest rate environment has become more attractive, and buyers are active in Fairfax in early 2026. If you are thinking of selling, please give Blaine a call.

**BLAINE MORRIS**  
COMPASS

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## 2025 Cascade Canyon Housing Report

| DATE SOLD | ADDRESS           | BEDS/BATH | SALE PRICE  |
|-----------|-------------------|-----------|-------------|
| 01/28/25  | ** 41 Cypress Dr  | 3/3.5     | \$1,450,000 |
| 02/01/25  | 102 Hickory Rd    | 4/3       | \$1,270,000 |
| 02/28/25  | 297 Cascade Drive | 3/2       | \$920,000   |
| 03/10/25  | 94 Oak Rd         | 1/2       | \$639,000   |
| 03/18/25  | 69 Pine Dr        | 3/2       | \$1,150,000 |
| 03/24/25  | * 15 Coree Ln     | 2/1       | \$825,000   |
| 04/14/25  | 223 Cascade Dr    | 4/3.5     | \$1,720,000 |
| 04/24/25  | 225 Cascade Dr    | 3/2       | \$1,410,000 |
| 05/12/25  | 396 Cascade Dr    | 3/1       | \$950,000   |
| 05/13/25  | 275 Frustuck Ave  | 2/1       | \$1,001,000 |
| 07/16/25  | 100 Toyon Dr      | 3/3       | \$1,385,000 |
| 07/17/25  | * 430 Cascade Dr  | 4/2.5     | \$1,350,000 |
| 07/18/25  | 51 Hickory Rd     | 3/2       | \$1,125,000 |
| 07/22/25  | *** 214 Pine Dr   | 2/1       | \$695,000   |
| 08/27/25  | 69 Pine Dr        | 3/2       | \$1,205,000 |
| 09/26/25  | 115 Cascade Dr    | 3/2.5     | \$2,200,000 |
| 10/03/25  | 183 Laurel Dr     | 5/6       | \$1,200,000 |
| 10/06/25  | 144 Laurel Dr     | 3/2.5     | \$913,000   |
| 10/14/25  | * 84 Canyon Rd    | 3/1       | \$1,005,000 |
| 12/02/25  | 200 Cascade Dr    | 2/2       | \$630,000   |

\*Sold by Blaine Morris \*\*Sold off market \*\*\*Fixer

2025 Cascade Canyon Median: \$1,137,500 -28.7% from 2024  
2025 Fairfax Median: \$1,150,000 -4.2% from 2024

For free reports on 2025 sales in all Fairfax neighborhoods, please visit [YourMarinHome.com/Fairfax](http://YourMarinHome.com/Fairfax).