

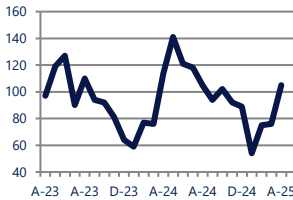
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FALLS CHURCH, BAILEYS CROSSROADS, AND SEVEN CORNERS HOUSING MARKET**

APRIL 2025

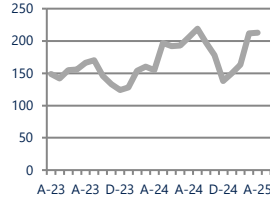
Zip Code(s): 22043, 22044, 22041, 22042 and 22046

**Units Sold**  
105



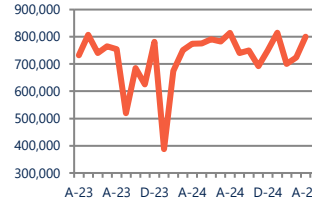
**Down -8%**  
Vs. Year Ago

**Active Inventory**  
213



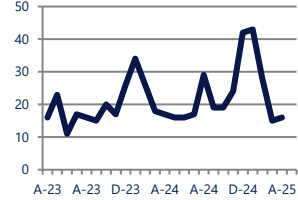
**Up 37%**  
Vs. Year Ago

**Median Sale Price**  
\$800,000



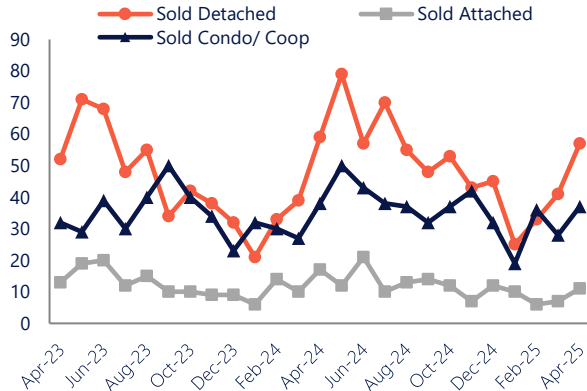
**Up 3%**  
Vs. Year Ago

**Days On Market**  
16



**Down -6%**  
Vs. Year Ago

## Units Sold\*



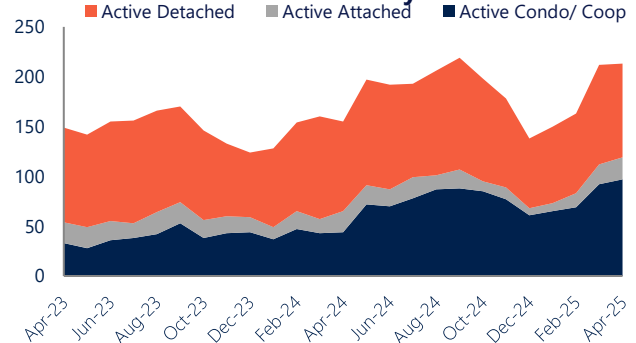
## Units Sold

There was an increase in total units sold in April, with 105 sold this month in Falls Church, Baileys Crossroads, and Seven Corners. This month's total units sold was lower than at this time last year.

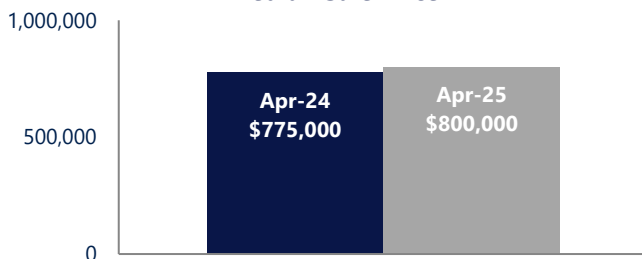
## Active Inventory

Versus last year, the total number of homes available this month is higher by 58 units or 37%. The total number of active inventory this April was 213 compared to 155 in April 2024. This month's supply remained stable as compared to last month.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Falls Church, Baileys Crossroads, and Seven Corners Homes was \$775,000. This April, the median sale price was \$800,000, an increase of 3% or \$25,000 compared to last year. The current median sold price is 10% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Falls Church, Baileys Crossroads, and Seven Corners are defined as properties listed in zip code/s 22043, 22044, 22041, 22042 and 22046.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

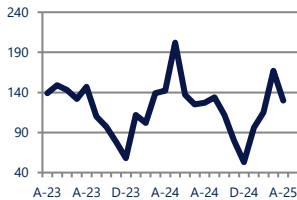
FOCUS ON: **FALLS CHURCH, BAILEYS CROSSROADS, AND SEVEN CORNERS HOUSING MARKET**

APRIL 2025

Zip Code(s): 22043, 22044, 22041, 22042 and 22046

### New Listings

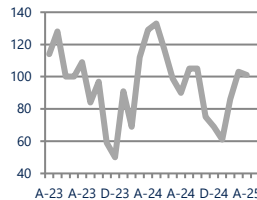
130



**Down -8%**  
Vs. Year Ago

### Current Contracts

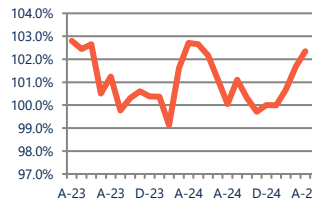
101



**Down -22%**  
Vs. Year Ago

### Sold Vs. List Price

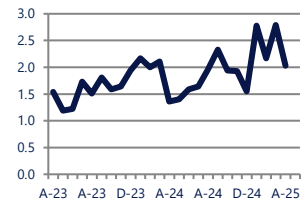
102.3%



**No Change**  
Vs. Year Ago

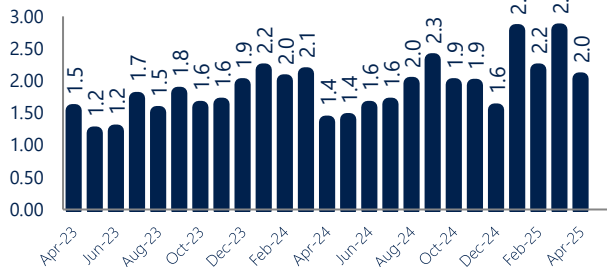
### Months of Supply

2.0



**Up 49%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

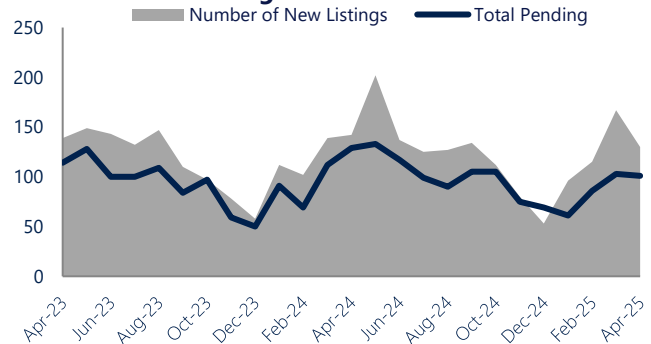
In April, there was 2.0 months of supply available in Falls Church, Baileys Crossroads, and Seven Corners, compared to 1.4 in April 2024. That is an increase of 49% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

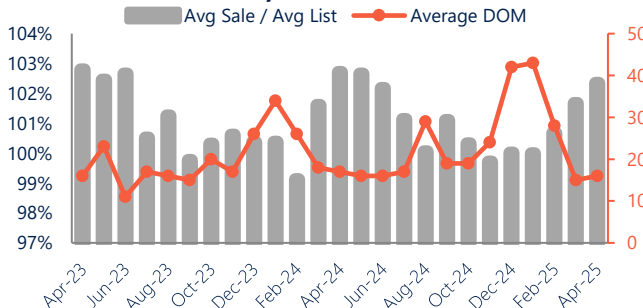
### New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Falls Church, Baileys Crossroads, and Seven Corners compared to 142 in April 2024, a decrease of 8%. There were 101 current contracts pending sale this April compared to 129 a year ago. The number of current contracts is 22% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Falls Church, Baileys Crossroads, and Seven Corners was 102.3% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 17, a decrease of 6%.

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