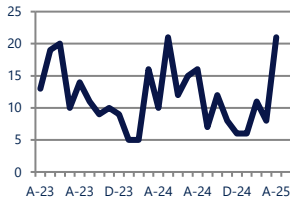


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FALLS CHURCH CITY HOUSING MARKET**

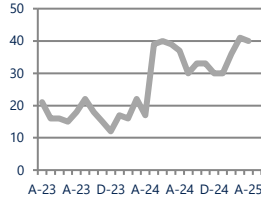
APRIL 2025

Units Sold 21



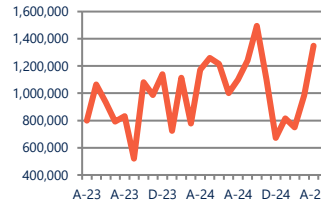
Up
Vs. Year Ago

Active Inventory 40



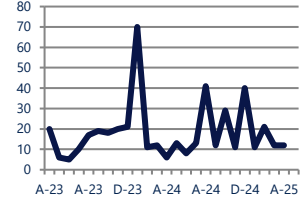
Up 135%
Vs. Year Ago

Median Sale Price \$1,350,000



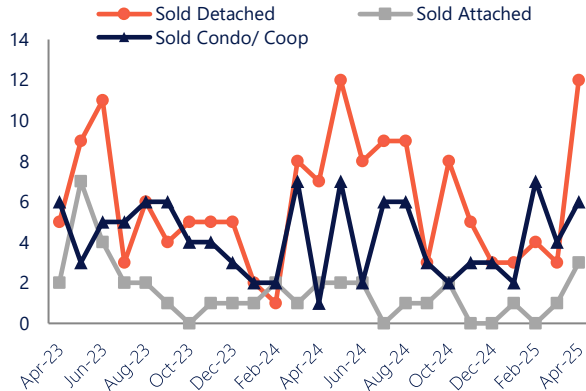
Up
Vs. Year Ago

Days On Market 12



Up
Vs. Year Ago

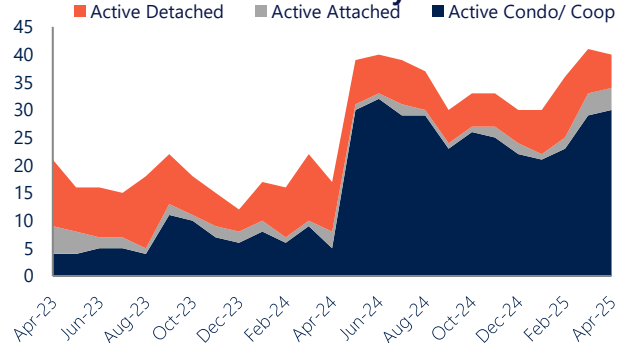
Units Sold*



Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 21 sold this month in Falls Church City. This month's total units sold was higher than at this time last year, an increase from April 2024.

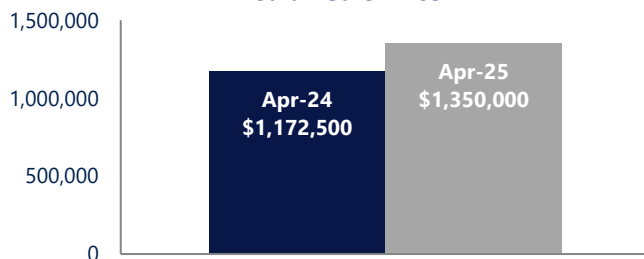
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 135%. The total number of active inventory this April was 40 compared to 17 in April 2024. This month's total of 40 is lower than the previous month's total supply of available inventory of 41, a decrease of 2%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Falls Church City Homes was \$1,172,500. This April, the median sale price was \$1,350,000, an increase of \$177,500 compared to last year. The current median sold price is 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.

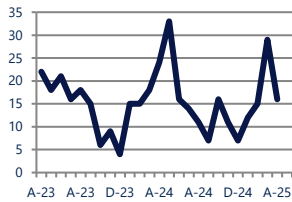
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FALLS CHURCH CITY HOUSING MARKET**

APRIL 2025

New Listings

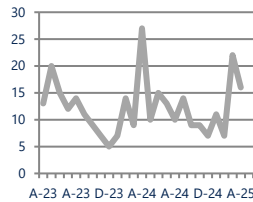
16



Down -33%
Vs. Year Ago

Current Contracts

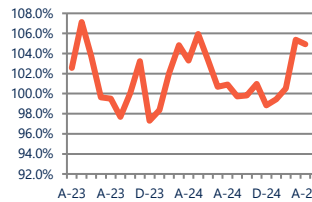
16



Down -41%
Vs. Year Ago

Sold Vs. List Price

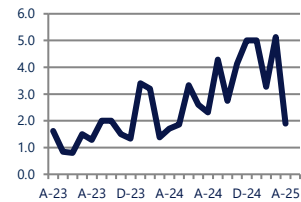
104.9%



Up 1.6%
Vs. Year Ago

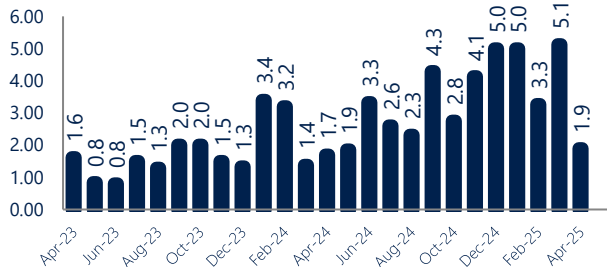
Months of Supply

1.9



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

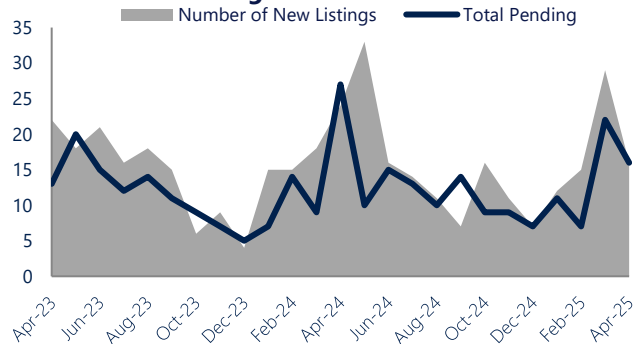
In April, there was 1.9 months of supply available in Falls Church City, compared to 1.7 in April 2024. That is an increase of 12% versus a year ago.

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.

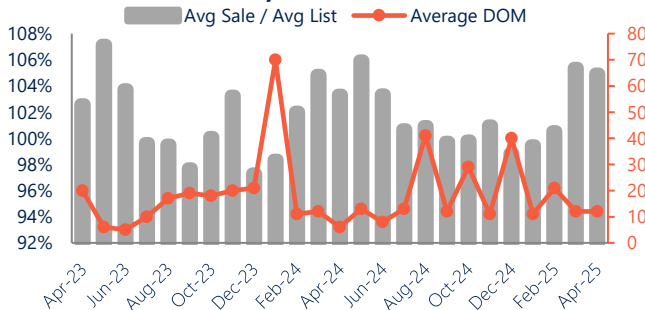
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Falls Church City compared to 24 in April 2024, a decrease of 33%. There were 16 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 41% 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 City was 104.9% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 6. This increase was impacted by the limited number of sales.