

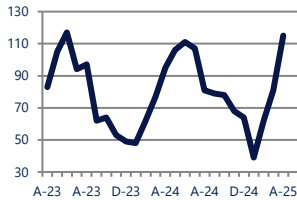
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: VIENNA, OAKTON, AND TYSON'S CORNER HOUSING MARKET

APRIL 2025

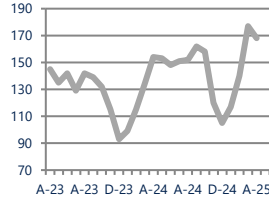
Zip Code(s): 22182, 22185, 22181, 22180, 22027 and 22124

**Units Sold**  
115



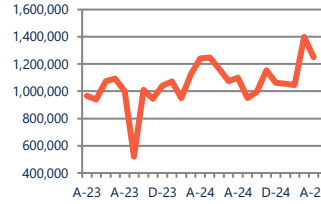
**Up 21%**  
Vs. Year Ago

**Active Inventory**  
168



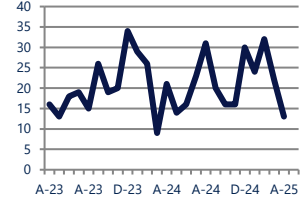
**Up 9%**  
Vs. Year Ago

**Median Sale Price**  
\$1,250,000



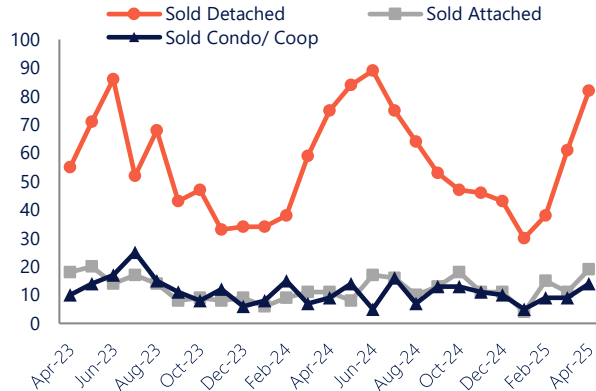
**Up 1%**  
Vs. Year Ago

**Days On Market**  
13



**Down -38%**  
Vs. Year Ago

## Units Sold\*



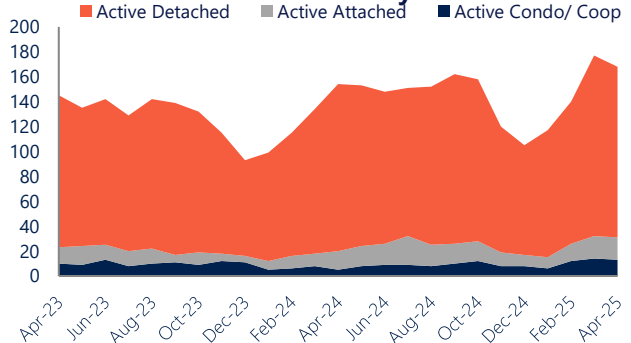
## Units Sold

There was an increase in total units sold in April, with 115 sold this month in Vienna, Oakton, and Tyson's Corner. This month's total units sold was higher than at this time last year.

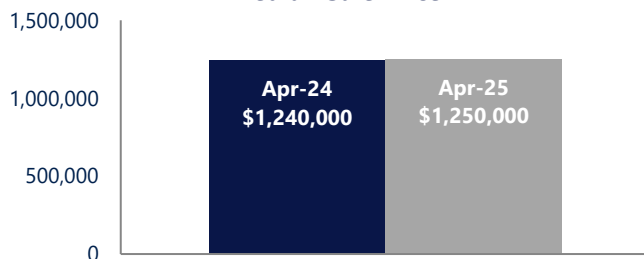
## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 9%. The total number of active inventory this April was 168 compared to 154 in April 2024. This month's total of 168 is lower than the previous month's total supply of available inventory of 177, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Vienna, Oakton, and Tyson's Corner Homes was \$1,240,000. This April, the median sale price was \$1,250,000, an increase of 1% or \$10,000 compared to last year. The current median sold price is 11% lower 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.

Vienna, Oakton, and Tyson's Corner are defined as properties listed in zip code/s 22182, 22185, 22181, 22180, 22027 and 22124.

\*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.

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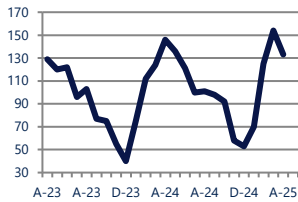
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## New Listings

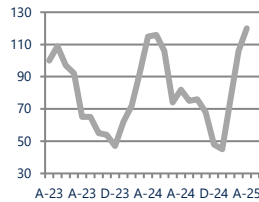
133



Down -9%  
Vs. Year Ago

## Current Contracts

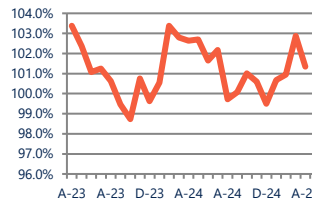
120



Up 4%  
Vs. Year Ago

## Sold Vs. List Price

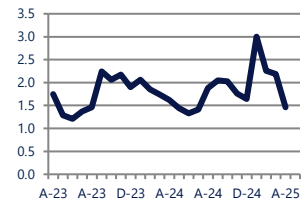
101.4%



Down -1.2%  
Vs. Year Ago

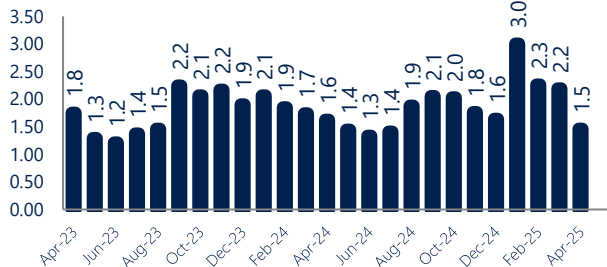
## Months of Supply

1.5



Down -10%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

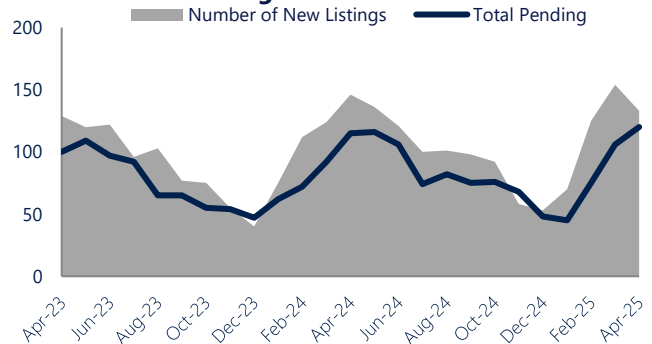
In April, there was 1.5 months of supply available in Vienna, Oakton, and Tyson's Corner, compared to 1.6 in April 2024. That is a decrease of 10% versus a year ago.

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.

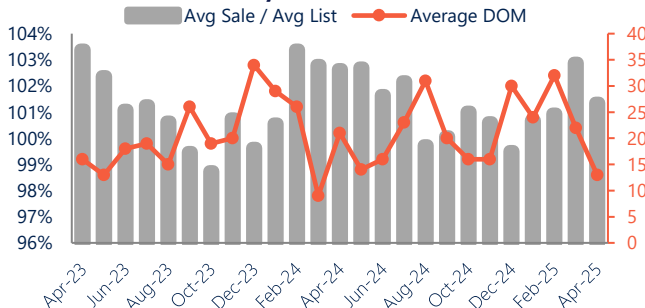
## New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Vienna, Oakton, and Tyson's Corner compared to 146 in April 2024, a decrease of 9%. There were 120 current contracts pending sale this April compared to 115 a year ago. The number of current contracts is 4% higher 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 Vienna, Oakton, and Tyson's Corner was 101.4% of the average list price, which is 1.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 21, a decrease of 38%.

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