

THE LONG & FOSTER MARKET MINUTE™

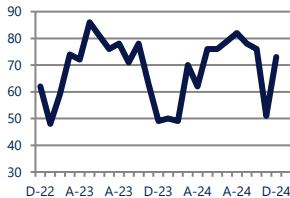
FOCUS ON: **DALE CITY HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 22193

Units Sold

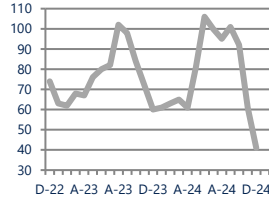
73



Up
Vs. Year Ago

Active Inventory

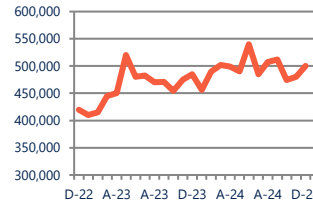
41



Down -32%
Vs. Year Ago

Median Sale Price

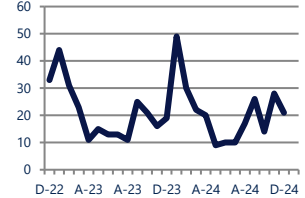
\$500,000



Up 3%
Vs. Year Ago

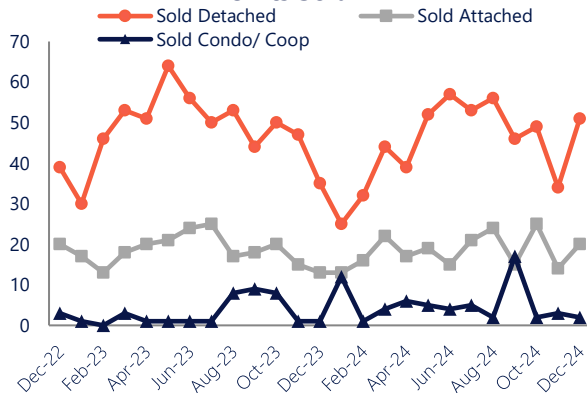
Days On Market

21



Up 11%
Vs. Year Ago

Units Sold*



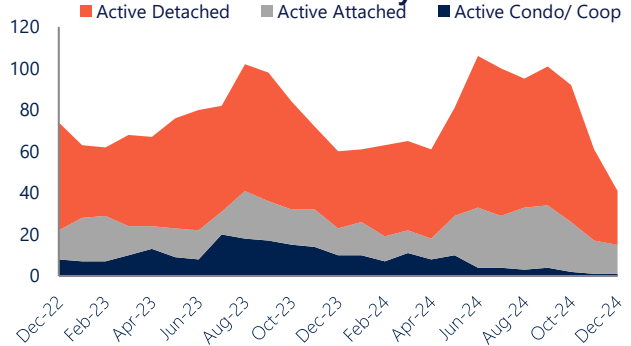
Units Sold

There was an increase in total units sold in December, with 73 sold this month in Dale City. 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 lower by 19 units or 32%. The total number of active inventory this December was 41 compared to 60 in December 2023. This month's total of 41 is lower than the previous month's total supply of available inventory of 61, a decrease of 33%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Dale City Homes was \$485,000. This December, the median sale price was \$500,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 4% higher than in November.

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

Median Sale Price



Dale City are defined as properties listed in zip code/s 22193.

*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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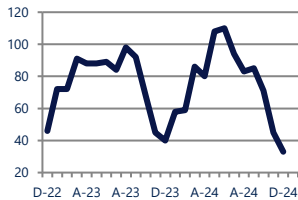
FOCUS ON: **DALE CITY HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 22193

New Listings

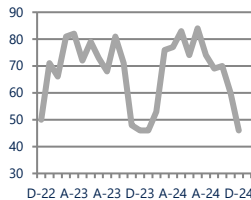
33



Down -18%
Vs. Year Ago

Current Contracts

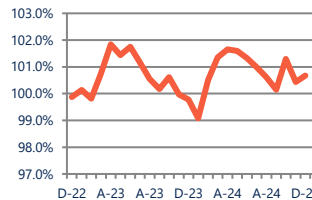
46



No Change
Vs. Year Ago

Sold Vs. List Price

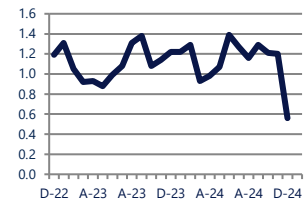
100.7%



Up 0.9%
Vs. Year Ago

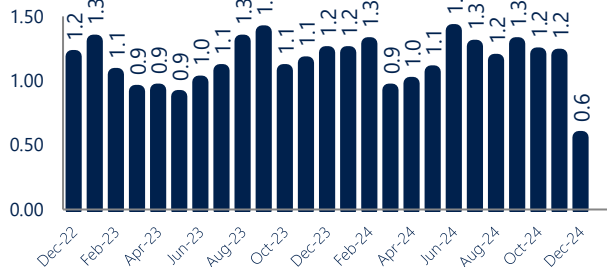
Months of Supply

0.6



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

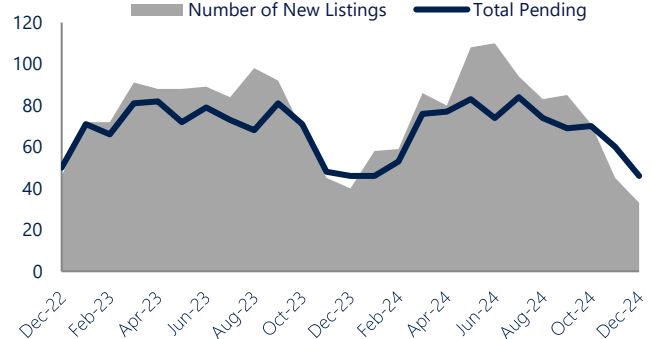
In December, there was 0.6 months of supply available in Dale City, compared to 1.2 in December 2023. That is a decrease of 54% versus a year ago.

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.

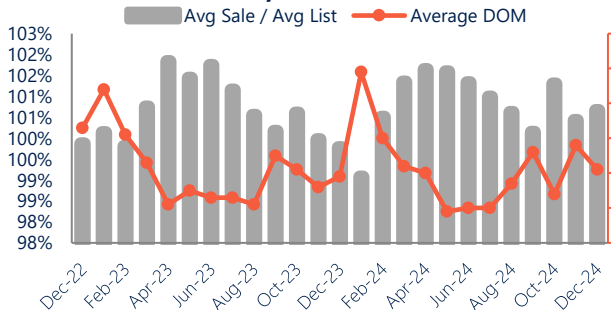
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Dale City compared to 40 in December 2023, a decrease of 18%. There were 46 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 23% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Dale City was 100.7% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 19, an increase of 11%.

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