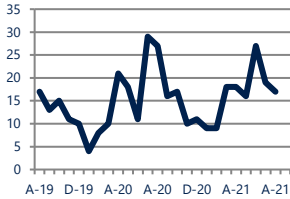




Units Sold

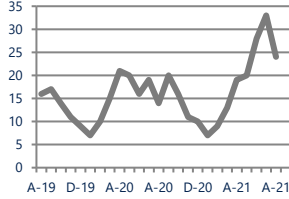
17



Down
Vs. Year Ago

Active Inventory

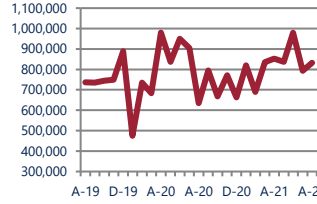
24



Up 71%
Vs. Year Ago

Median Sale Price

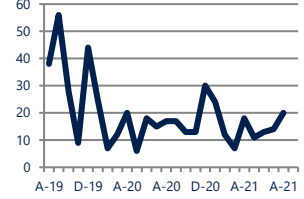
\$832,500



Up
Vs. Year Ago

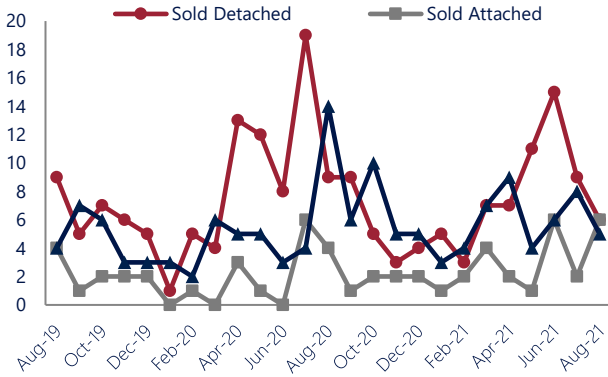
Days On Market

20



Up 18%
Vs. Year Ago

Units Sold*



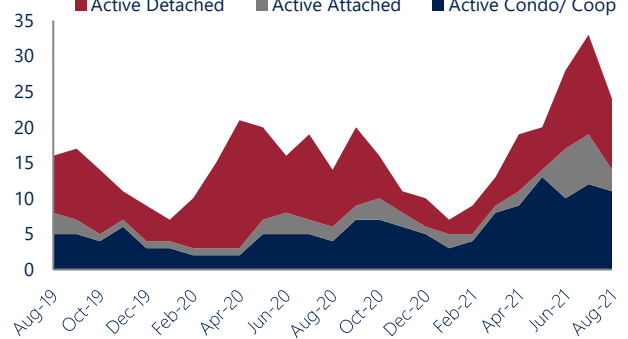
Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 17 sold this month in Falls Church City. This month's total units sold was lower than at this time last year, a decrease from August 2020.

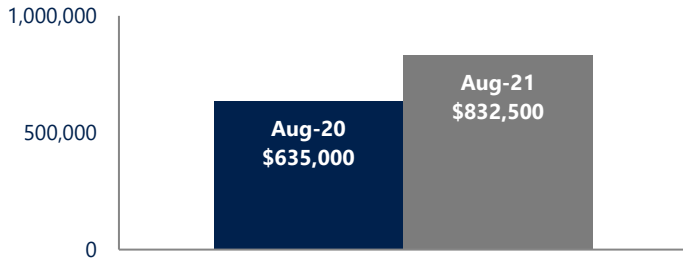
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 71%. The total number of active inventory this August was 24 compared to 14 in August 2020. This month's total of 24 is lower than the previous month's total supply of available inventory of 33, a decrease of 27%.

Active Inventory*



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 August, the median sale price for Falls Church City Homes was \$635,000. This August, the median sale price was \$832,500, an increase of \$197,500 compared to last year. The current median sold price is higher than in July. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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.



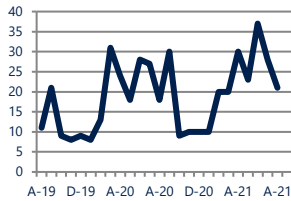


Focus On: Falls Church City Housing Market

August 2021

New Listings

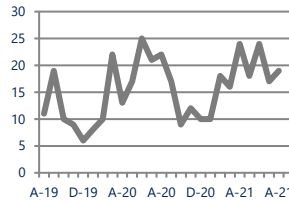
21



Up 17%
Vs. Year Ago

Current Contracts

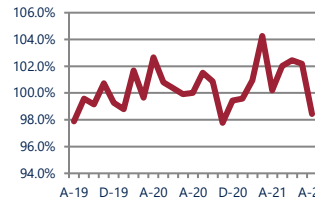
19



Down -14%
Vs. Year Ago

Sold Vs. List Price

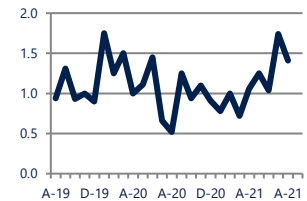
98.4%



Down -1.6%
Vs. Year Ago

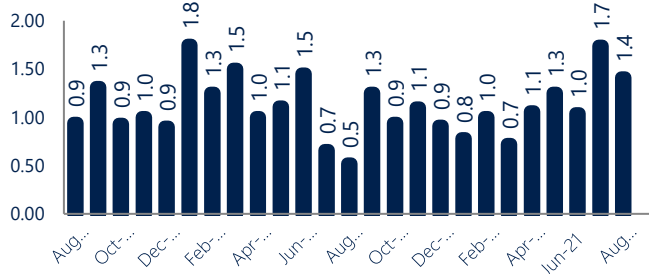
Months of Supply

1.4



Up 171%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Falls Church City compared to 18 in August 2020, an increase of 17%.

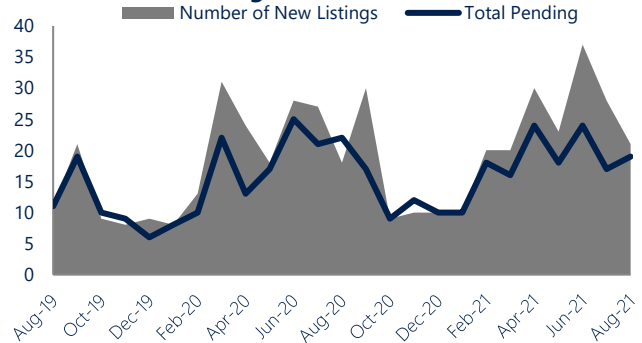
There were 19 current contracts pending sale this August compared to 22 a year ago. The number of current contracts is 14% lower than last August.

Months of Supply

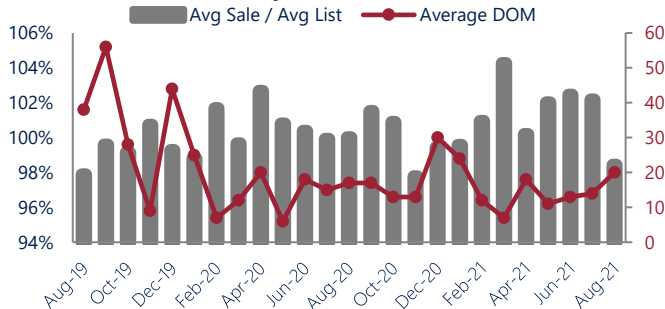
In August, there was 1.4 months of supply available in Falls Church City, compared to 0.5 in August 2020. That is an increase of 172% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Falls Church City was 98.4% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 17, an increase of 18%.



*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.

