



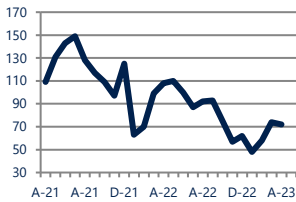
Focus On: Dale City Housing Market

April 2023

Zip Code(s): 22193

Units Sold

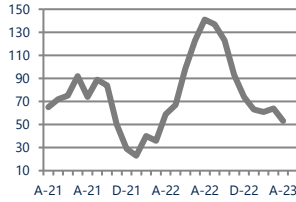
72



Down -33%
Vs. Year Ago

Active Inventory

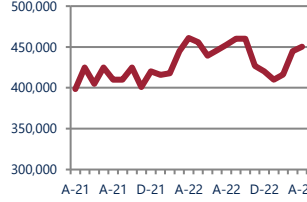
53



Down -10%
Vs. Year Ago

Median Sale Price

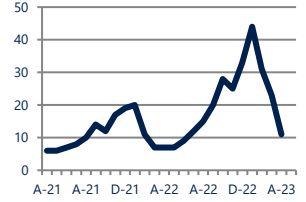
\$450,250



Down -2%
Vs. Year Ago

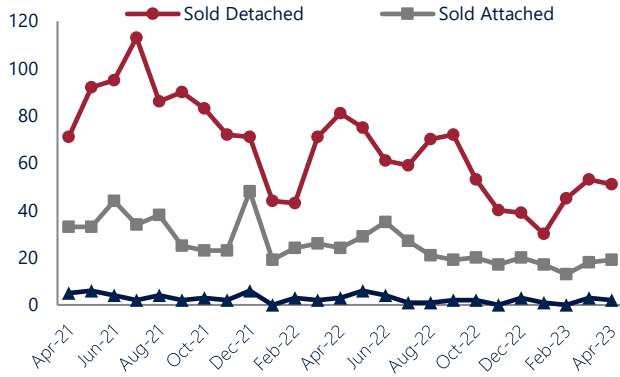
Days On Market

11



Up 57%
Vs. Year Ago

Units Sold*



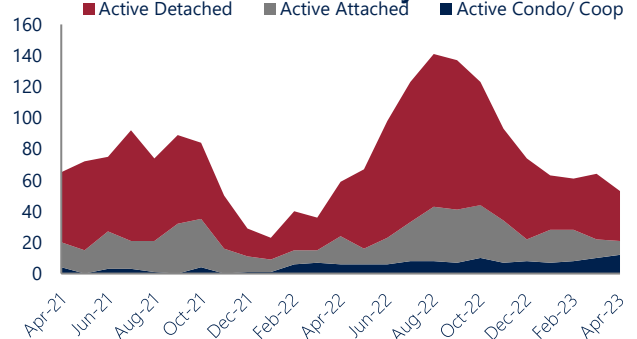
Units Sold

There was a decrease in total units sold in April, with 72 sold this month in Dale City versus 74 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 33% versus April 2022.

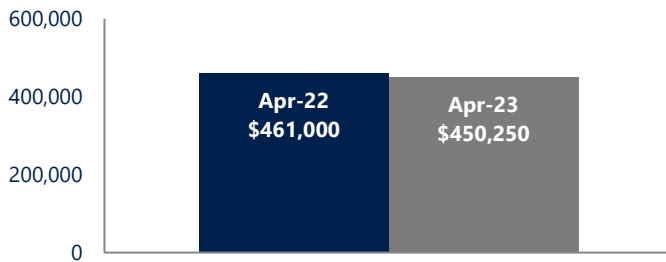
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 10%. The total number of active inventory this April was 53 compared to 59 in April 2022. This month's total of 53 is lower than the previous month's total supply of available inventory of 64, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Dale City Homes was \$461,000. This April, the median sale price was \$450,250, a decrease of 2% or \$10,750 compared to last year. The current median sold price is 1% 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.

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.





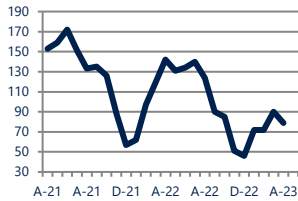
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April 2023

Zip Code(s): 22193

New Listings

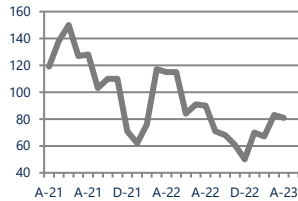
79



Down -44%
Vs. Year Ago

Current Contracts

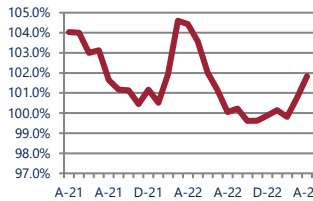
81



Down -30%
Vs. Year Ago

Sold Vs. List Price

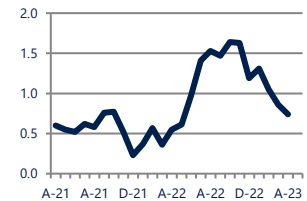
101.8%



Down -2.5%
Vs. Year Ago

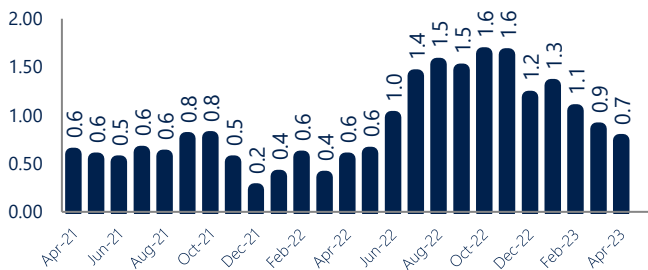
Months of Supply

0.7



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

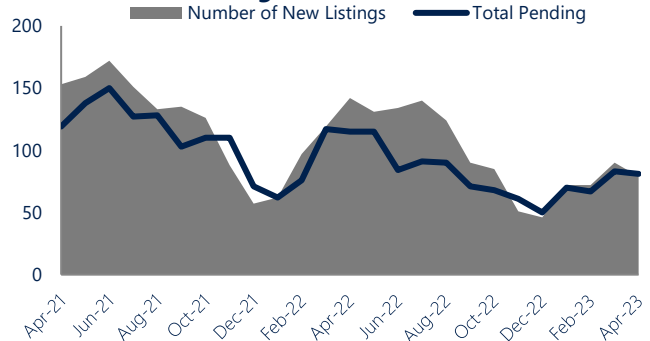
In April, there was 0.7 months of supply available in Dale City, compared to 0.5 in April 2022. That is an increase of 35% versus a year ago.

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.

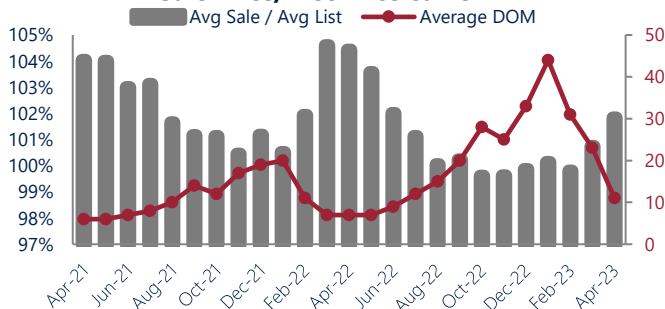
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Dale City compared to 142 in April 2022, a decrease of 44%. There were 81 current contracts pending sale this April compared to 115 a year ago. The number of current contracts is 30% 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 Dale City was 101.8% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 11, higher than the average last year, which was 7, an increase of 57%.

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