

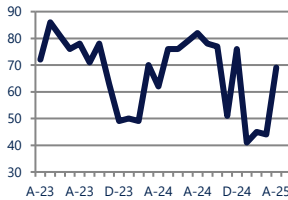
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DALE CITY HOUSING MARKET**

APRIL 2025

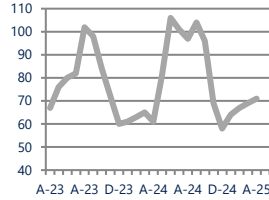
Zip Code(s): 22193

Units Sold
69



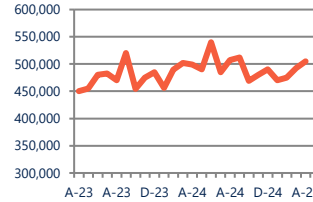
Up 11%
Vs. Year Ago

Active Inventory
71



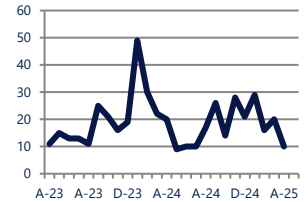
Up 16%
Vs. Year Ago

Median Sale Price
\$505,000



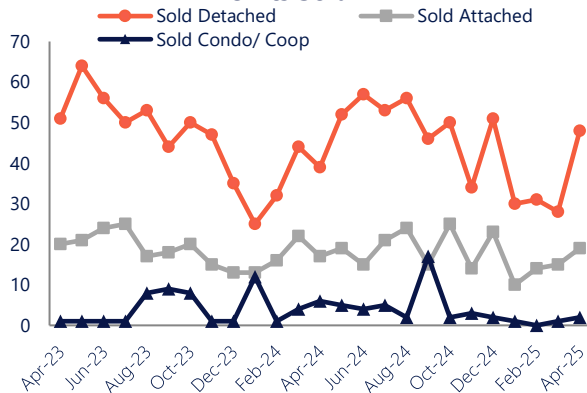
Up 1%
Vs. Year Ago

Days On Market
10



Down -50%
Vs. Year Ago

Units Sold*



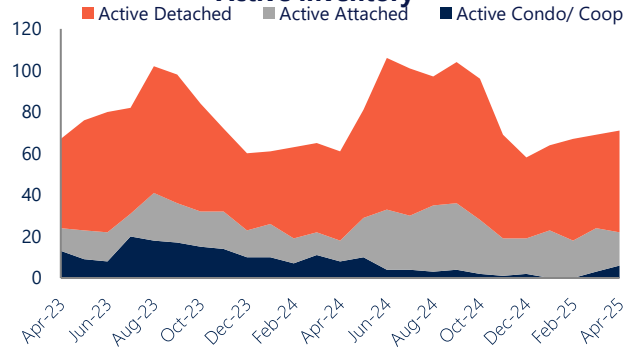
Units Sold

There was an increase in total units sold in April, with 69 sold this month in Dale City. This month's total units sold was higher than at this time last year.

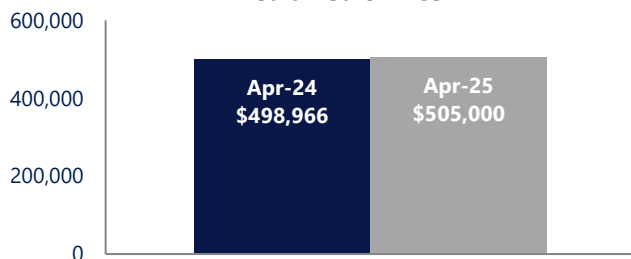
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 16%. The total number of active inventory this April was 71 compared to 61 in April 2024. This month's total of 71 is higher than the previous month's total supply of available inventory of 69, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Dale City Homes was \$498,966. This April, the median sale price was \$505,000, an increase of 1% or \$6,034 compared to last year. The current median sold price is 3% 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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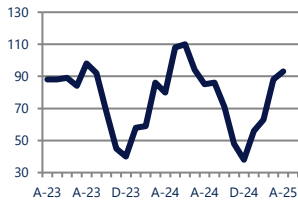
FOCUS ON: **DALE CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 22193

New Listings

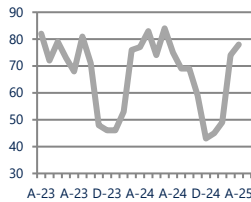
93



Up 16%
Vs. Year Ago

Current Contracts

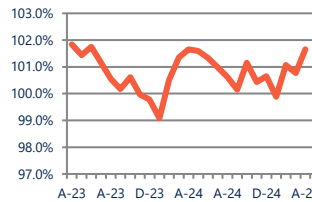
78



Up 1%
Vs. Year Ago

Sold Vs. List Price

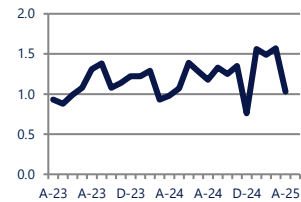
101.7%



No Change
Vs. Year Ago

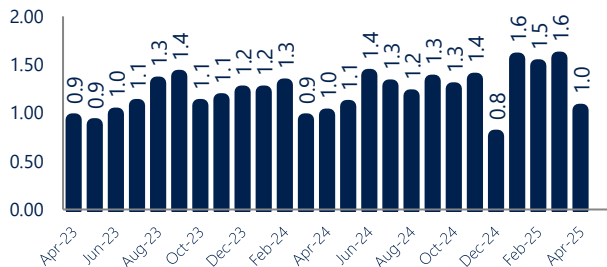
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

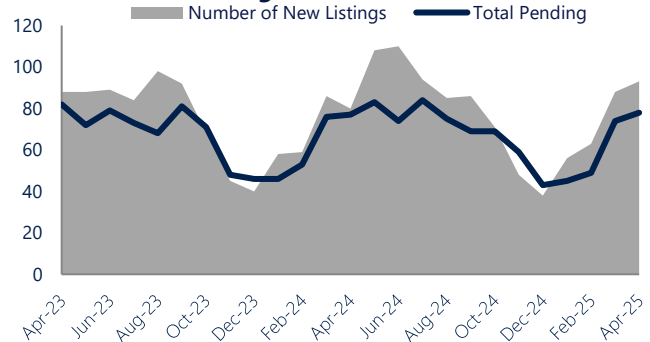
In April, there was 1.0 months of supply available in Dale City. The amount of supply is similar compared to a year ago.

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.

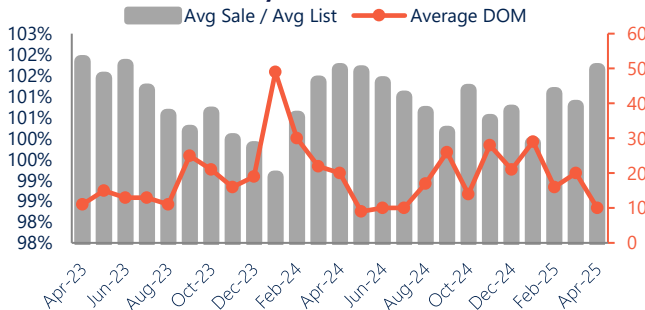
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Dale City compared to 80 in April 2024, an increase of 16%. There were 78 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 1% 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 Dale City was 101.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 20, a decrease of 50%.

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