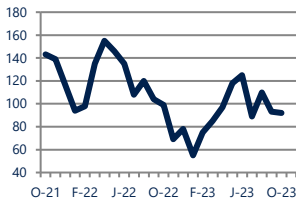




Zip Code(s): 22043, 22044, 22041, 22042 and 22046

Units Sold

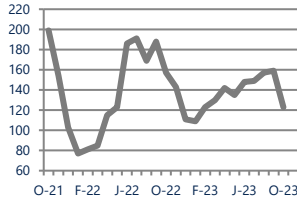
92



Down -7%
Vs. Year Ago

Active Inventory

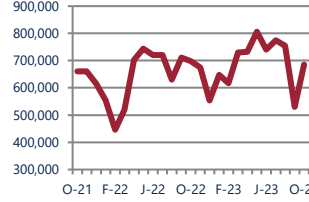
123



Down -22%
Vs. Year Ago

Median Sale Price

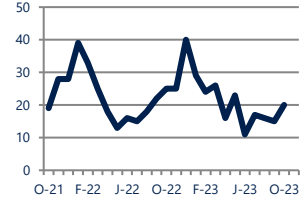
\$685,000



Down -2%
Vs. Year Ago

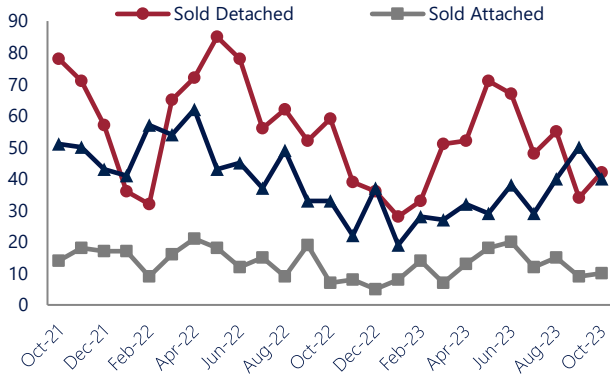
Days On Market

20



Down -20%
Vs. Year Ago

Units Sold*



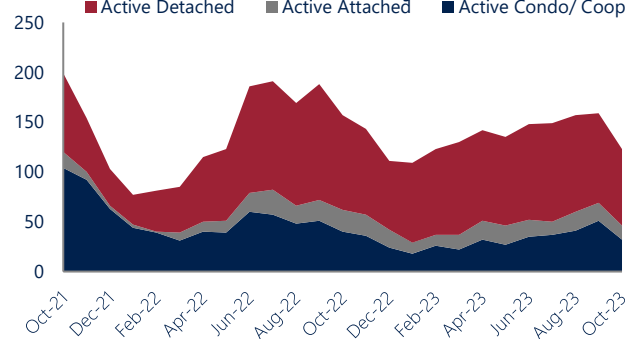
Units Sold

There was a decrease in total units sold in October, with 92 sold this month in Falls Church, Baileys Crossroads, and Seven Corners versus 93 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 7% versus October 2022.

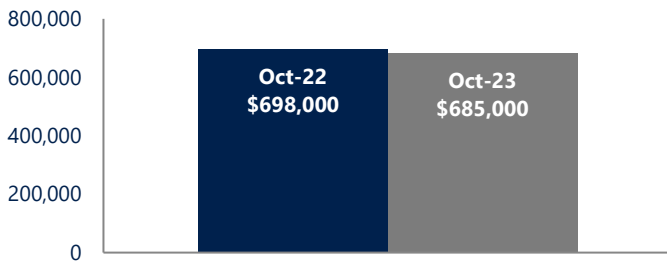
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 22%. The total number of active inventory this October was 123 compared to 157 in October 2022. This month's total of 123 is lower than the previous month's total supply of available inventory of 159, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Falls Church, Baileys Crossroads, and Seven Corners Homes was \$698,000. This October, the median sale price was \$685,000, a decrease of \$13,000 compared to last year. The current median sold price is higher than in September.

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

Falls Church, Baileys Crossroads, and Seven Corners are defined as properties listed in zip code/s 22043, 22044, 22041, 22042 and 22046.

*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.

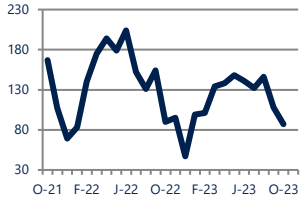




Zip Code(s): 22043, 22044, 22041, 22042 and 22046

New Listings

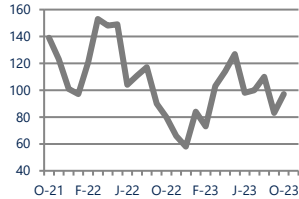
87



Down -3%
Vs. Year Ago

Current Contracts

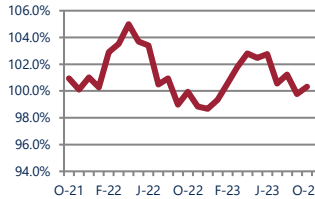
97



Up 21%
Vs. Year Ago

Sold Vs. List Price

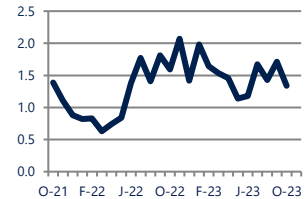
100.3%



No Change
Vs. Year Ago

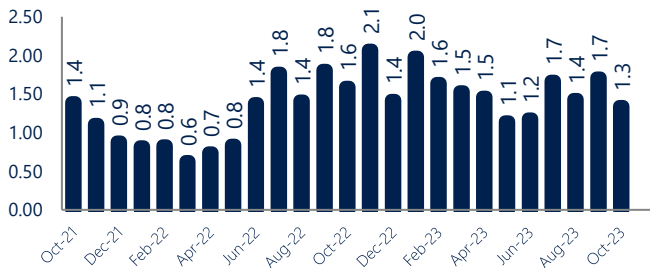
Months of Supply

1.3



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

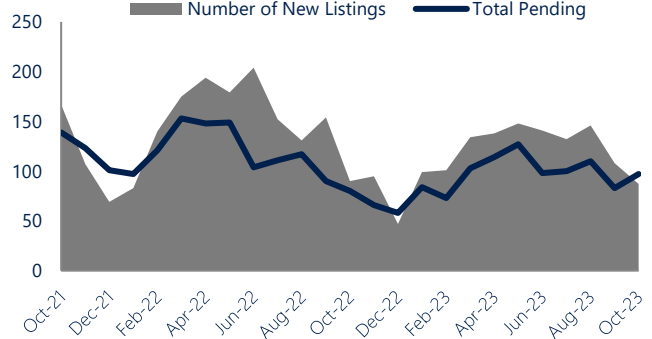
In October, there was 1.3 months of supply available in Falls Church, Baileys Crossroads, and Seven Corners, compared to 1.6 in October 2022. That is a decrease of 16% versus a year ago.

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.

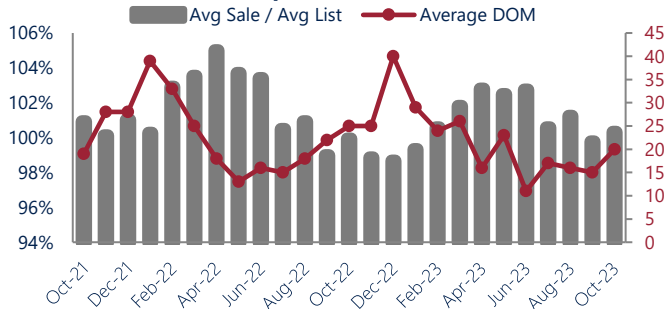
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Falls Church, Baileys Crossroads, and Seven Corners compared to 90 in October 2022, a decrease of 3%. There were 97 current contracts pending sale this October compared to 80 a year ago. The number of current contracts is 21% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Falls Church, Baileys Crossroads, and Seven Corners was 100.3% 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 20, lower than the average last year, which was 25, a decrease of 20%.



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