

THE LONG & FOSTER MARKET MINUTE™

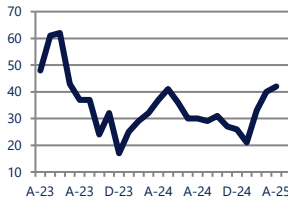
FOCUS ON: SHIRLINGTON, FAIRLINGTON, AND CRYSTAL CITY HOUSING MARKET

APRIL 2025

Zip Code(s): 22206 and 22202

Units Sold

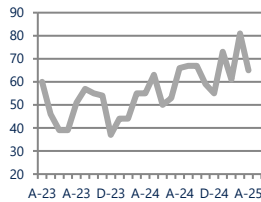
42



Up 14%
Vs. Year Ago

Active Inventory

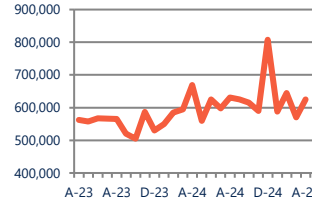
65



Up 18%
Vs. Year Ago

Median Sale Price

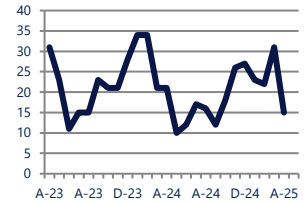
\$625,000



Down -7%
Vs. Year Ago

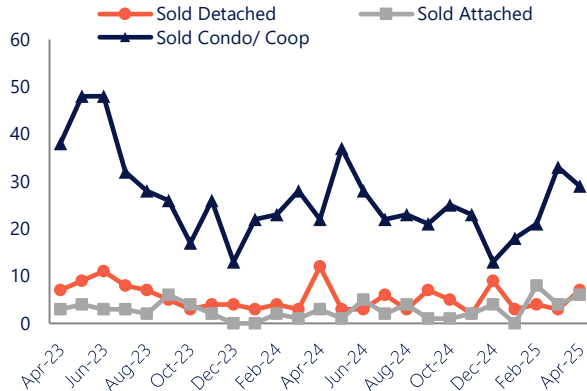
Days On Market

15



Down -29%
Vs. Year Ago

Units Sold*



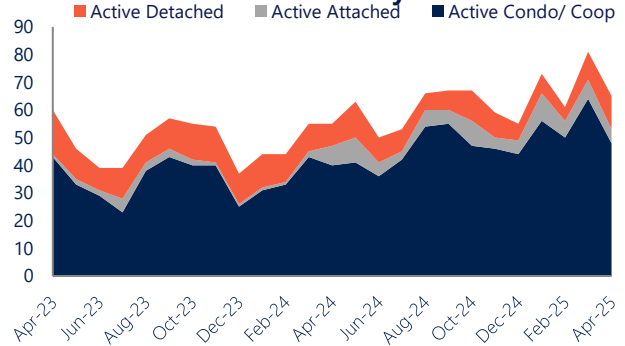
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Shirlington, Fairlington, and Crystal City versus 40 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 14% versus April 2024.

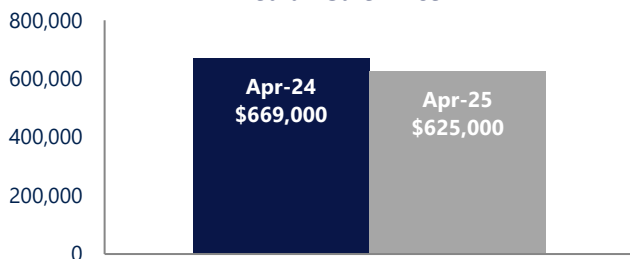
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 18%. The total number of active inventory this April was 65 compared to 55 in April 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 81, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Shirlington, Fairlington, and Crystal City Homes was \$669,000. This April, the median sale price was \$625,000, a decrease of 7% or \$44,000 compared to last year. The current median sold price is 10% 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.

Shirlington, Fairlington, and Crystal City are defined as properties listed in zip code/s 22206 and 22202.

*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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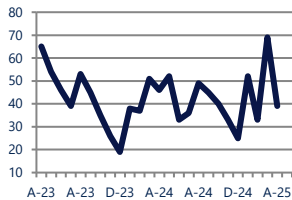
FOCUS ON: **SHIRLINGTON, FAIRLINGTON, AND CRYSTAL CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 22206 and 22202

New Listings

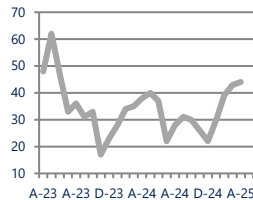
39



Down -15%
Vs. Year Ago

Current Contracts

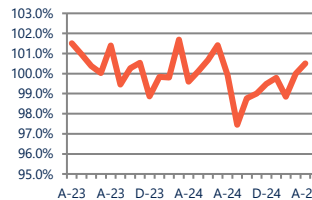
44



Up 16%
Vs. Year Ago

Sold Vs. List Price

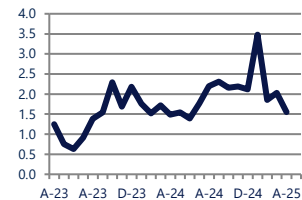
100.5%



Up 0.9%
Vs. Year Ago

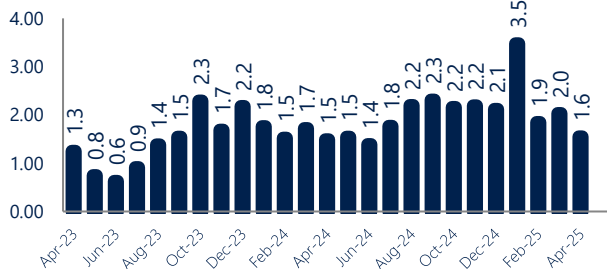
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

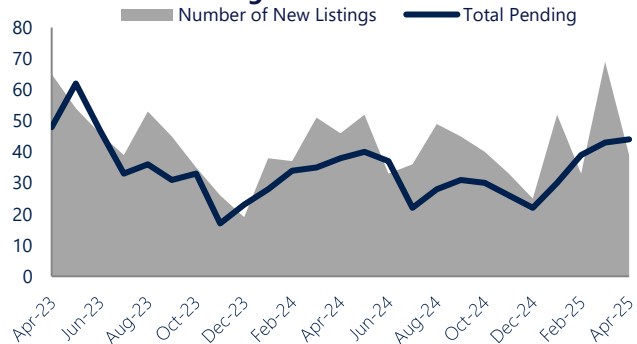
In April, there was 1.5 months of supply available in Shirlington, Fairlington, and Crystal City. The amount of supply is similar compared to a year ago.

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.

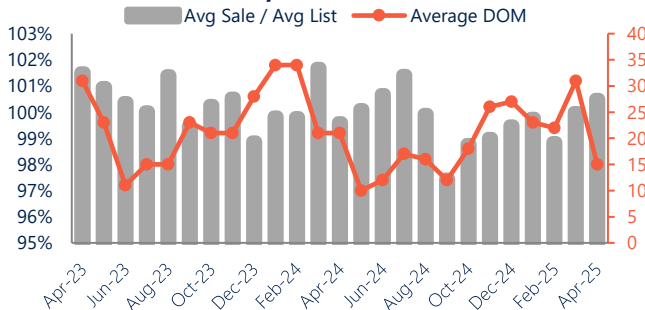
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Shirlington, Fairlington, and Crystal City compared to 46 in April 2024, a decrease of 15%. There were 44 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 16% 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 Shirlington, Fairlington, and Crystal City was 100.5% 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 15, lower than the average last year, which was 21, a decrease of 29%.

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