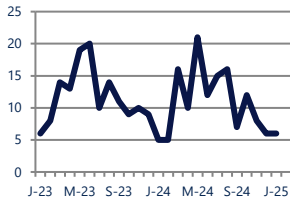


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FALLS CHURCH CITY HOUSING MARKET** JANUARY 2025

## Units Sold

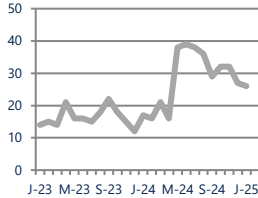
6



**Up 20%**  
Vs. Year Ago

## Active Inventory

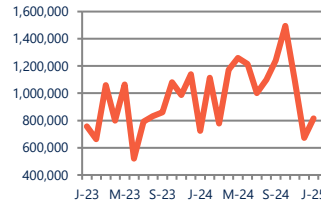
26



**Up 53%**  
Vs. Year Ago

## Median Sale Price

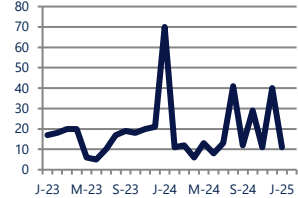
\$815,000



**Up 12%**  
Vs. Year Ago

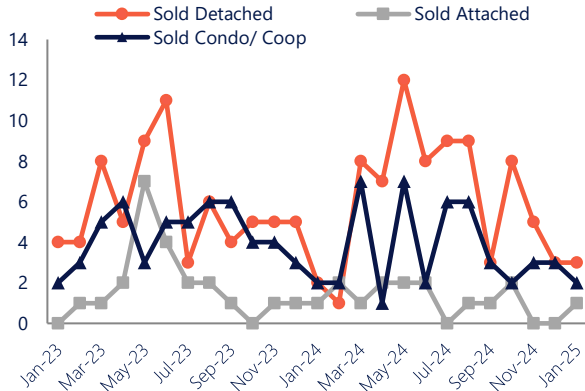
## Days On Market

11



**Down**  
Vs. Year Ago

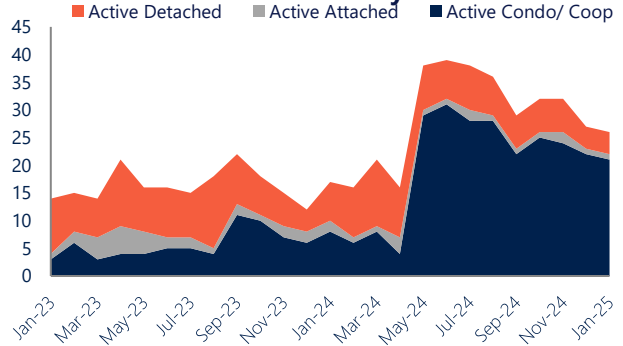
### Units Sold\*



## Units Sold

The number of units sold remained stable in January, with 6 sold this month in Falls Church City. This month's total units sold was higher than at this time last year, an increase of 20% versus January 2024.

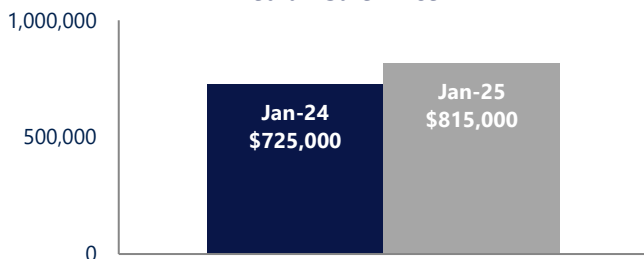
### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 53%. The total number of active inventory this January was 26 compared to 17 in January 2024. This month's total of 26 is lower than the previous month's total supply of available inventory of 27, a decrease of 4%.

### Median Sale Price



## Median Sale Price

Last January, the median sale price for Falls Church City Homes was \$725,000. This January, the median sale price was \$815,000, an increase of 12% or \$90,000 compared to last year. The current median sold price is 21% higher than in December.

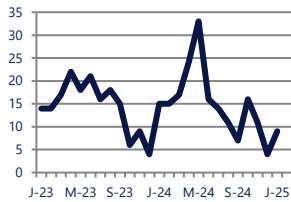
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FALLS CHURCH CITY HOUSING MARKET** JANUARY 2025

## New Listings

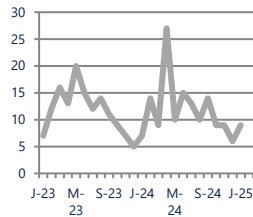
9



**Down -40%**  
Vs. Year Ago

## Current Contracts

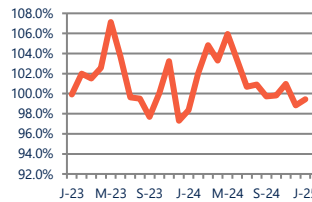
9



**Up 29%**  
Vs. Year Ago

## Sold Vs. List Price

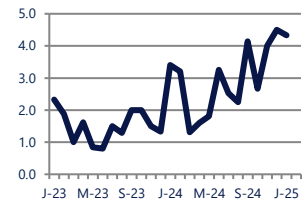
99.4%



**Up 1.1%**  
Vs. Year Ago

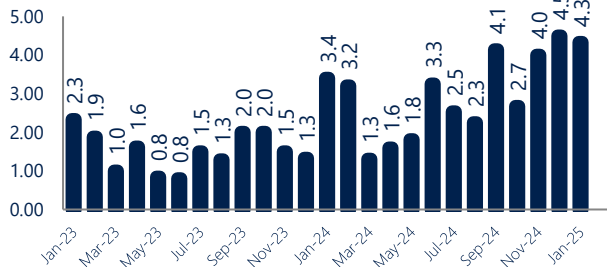
## Months of Supply

4.3



**Up 27%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

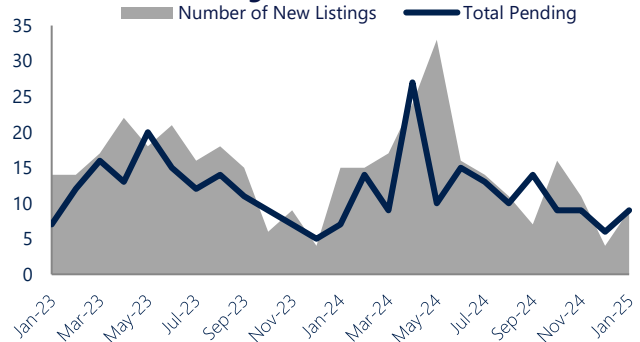
In January, there was 4.3 months of supply available in Falls Church City, compared to 3.4 in January 2024. That is an increase of 27% versus a year ago.

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.

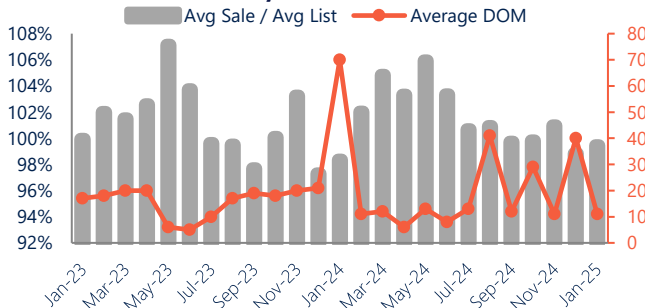
## New Listings & Current Contracts

This month there were 9 homes newly listed for sale in Falls Church City compared to 15 in January 2024, a decrease of 40%. There were 9 current contracts pending sale this January compared to 7 a year ago. The number of current contracts is 29% higher than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Falls Church City was 99.4% of the average list price, which is 1.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 70. This decrease was impacted by the limited number of sales.