

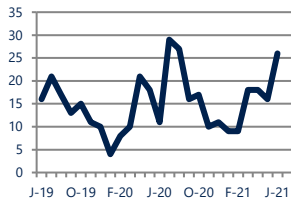


Focus On: Falls Church City Housing Market

June 2021

Units Sold

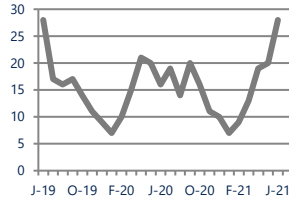
26



Up  
Vs. Year Ago

Active Inventory

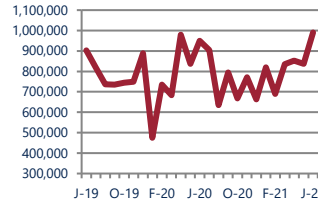
28



Up 75%  
Vs. Year Ago

Median Sale Price

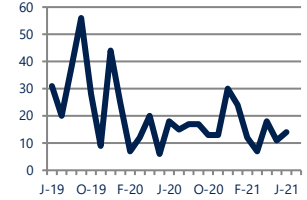
\$990,444



Up 4%  
Vs. Year Ago

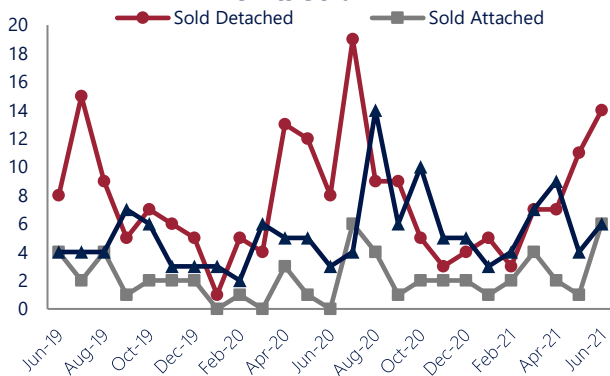
Days On Market

14



Down -22%  
Vs. Year Ago

Units Sold\*



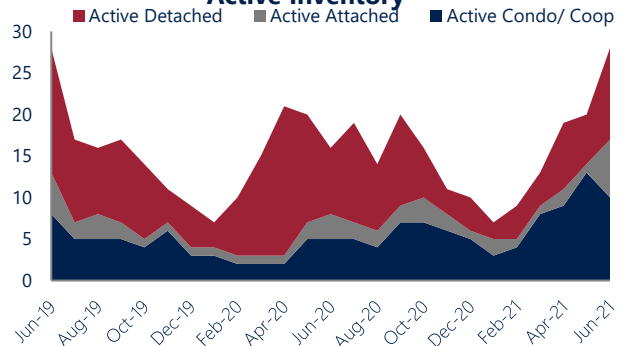
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 26 sold this month in Falls Church City. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 75%. The total number of active inventory this June was 28 compared to 16 in June 2020. This month's total of 28 is higher than the previous month's total supply of available inventory of 20, an increase of 40%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last June, the median sale price for Falls Church City Homes was \$950,000. This June, the median sale price was \$990,444, an increase of 4% or \$40,444 compared to last year. The current median sold price is 18% higher than in May.

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



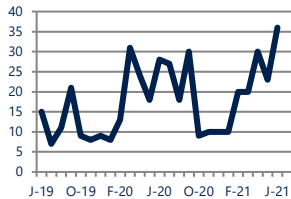
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





### New Listings

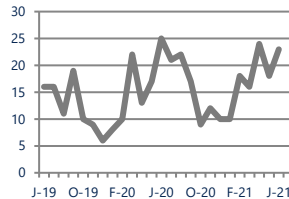
36



**Up 29%**  
Vs. Year Ago

### Current Contracts

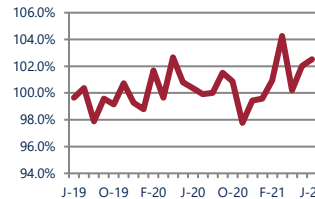
23



**Down -8%**  
Vs. Year Ago

### Sold Vs. List Price

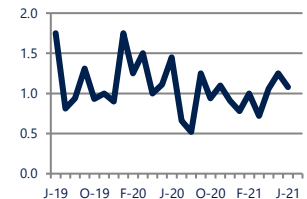
102.5%



**Up 2.1%**  
Vs. Year Ago

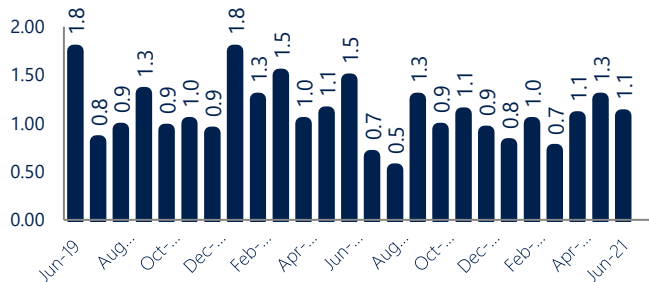
### Months of Supply

1.1



**Down -26%**  
Vs. Year Ago

### Months of Supply



### Months of Supply

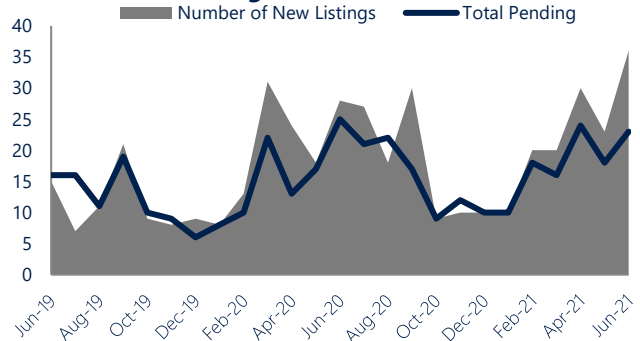
In June, there was 1.1 months of supply available in Falls Church City, compared to 1.5 in June 2020. That is a decrease of 26% versus a year ago.

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.

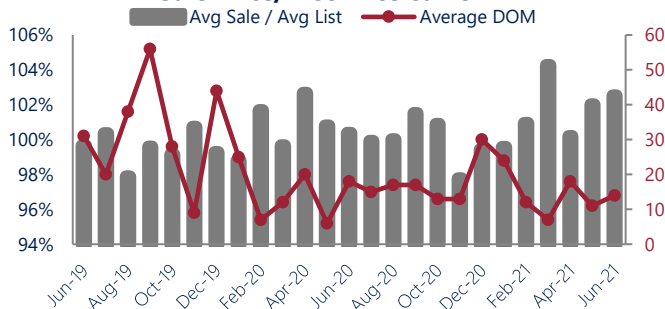
### New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Falls Church City compared to 28 in June 2020, an increase of 29%. There were 23 current contracts pending sale this June compared to 25 a year ago. The number of current contracts is 8% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Falls Church City was 102.5% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 18, a decrease of 22%.



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