

## FOR IMMEDIATE RELEASE

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### **Northern Virginia Housing Market Balances in April Amid Shifting Supply and Resilient Prices**

FAIRFAX, Va. (May 13, 2025) The [Northern Virginia Association of Realtors® \(NVAR\)](#) reports that the regional housing market in April 2025 demonstrated a notable shift toward equilibrium, marked by a dramatic increase in active listings and steady home prices, even as closed sales saw a modest year-over-year decline.

A total of 1,584 homes were sold in April, representing a 2.4% decrease from April 2024. Yet, despite fewer transactions, the total dollar volume climbed to more than \$1.4 billion, a 2.2% increase from the previous year — driven in part by the continued rise in home values. The median sold price jumped 3.7% to \$779,000, underscoring sustained buyer demand in a competitive region.

“Rising prices and steady buyer interest signal that Northern Virginia’s housing market remains fundamentally strong, even as overall sales dipped slightly,” said NVAR CEO Ryan McLaughlin. “Homeowners continue to benefit from meaningful equity growth, while buyers are acting decisively when the right opportunity arises.”

At the same time, market dynamics are evolving. The number of active listings grew 69.0%, reaching 2,508 properties, and months of supply rose to 1.85, a 65.8% increase compared to April 2024. This infusion of inventory signals a step toward a more balanced market. Meanwhile, the average days on market held steady at just 14 days, highlighting continued demand.

“Today’s market presents exciting opportunities for home buyers, who now benefit from more choices and a better chance of having their offers accepted,” said NVAR Board Member Rob Carney, TTR Sotheby’s International Realty. “For home sellers, it’s a great time to stand out by pricing strategically and presenting their homes in the best possible light.”

The shift benefits not only buyers but also sellers who can now navigate the market with a clearer sense of expectations and timing. And, while inventory has increased significantly, there is still no significant data to indicate that this is being driven by changes in the federal workforce, as some have speculated in recent months.

“With a healthier balance between supply and demand, we’re seeing a more stable marketplace emerge,” McLaughlin added. “That’s good for long-term sustainability and economic vitality in our region.”

While the market continues to evolve, Northern Virginia remains one of the most sought-after regions in the country, supported by a resilient local economy, diverse communities, public transportation access, and proximity to the nation’s capital. These factors continue to attract buyers and provide a strong foundation for continued growth and housing demand.

NVAR’s [2025 Housing Forecast](#), produced in conjunction with the George Mason University Center for Regional Analysis, indicates that the Northern Virginia housing market will keep strengthening with moderate price increases and higher levels of market activity. Northern Virginia’s outlook is

similar to the national 2025 housing forecast that predicts the worst of the housing inventory shortage is ending, mortgage rates are stabilizing, and job additions are continuing.

## **BACKGROUND**

The Northern Virginia Association of Realtors® reports on home sales activity for Fairfax and Arlington counties, the cities of Alexandria, Fairfax, and Falls Church and the towns of Vienna, Herndon, and Clifton. Below is April 2025 regional home sales compared to April 2024 for Northern Virginia, with data derived from Bright MLS as of May 9, 2025 (total sales and listings may not include garage/parking spaces):

- The number of closed sales in April 2025 was 1,584 units. This was a 2.4% decrease compared to April 2024.
- The volume sold in April 2025 was \$1,419,601,631. This was a 2.2% increase compared to April 2024.
- The average sold price was \$908,086 in April 2025. This was up 3.3% compared to April 2024.
- The number of new pending sales in April 2025 was 1,742 units. This was down 5.5% compared to April 2024.
- The number of active listings in April 2025 was 2,508 units. This number was up 69.0% compared to April 2024.
- The number of new listings in April 2025 was 1,984 units. This number was up 8.42% compared to April 2024.

Read more about the NVAR regional housing market at [nvar.com/Marketstats](https://nvar.com/Marketstats).

## **NVAR Charts, Graphs, Social Media for April 2025 NVAR Housing Stats**

April Housing Data: [Click here.](#)

Regional Jurisdiction Infographic: [Click here.](#)

NVAR Region Infographic: [Click here.](#)

NVAR 2023 Housing Economic Impact Report: [Click here.](#)

NVAR 2025 Housing Forecast Update Report: [Click here.](#)

These links are accessible from the Market Stats page here: [Click here.](#)

## **About NVAR**

The Northern Virginia Association of Realtors® (NVAR) serves as the voice of real estate in the Greater Northern Virginia Region. NVAR is dedicated to enhancing Realtor® success by delivering exceptional value, driving innovation, and impacting the industry. Headquartered in Fairfax, Virginia, NVAR supports its 12,000 members with essential resources, including industry education, advocacy, networking, and professional development opportunities. The Association is committed to promoting ethical practices and excellence in real estate. It advocates on behalf of homebuyers, sellers, renters, and commercial tenants who are directly affected by local, state, and federal policy decisions impacting affordability, property rights, and quality of life. NVAR strives to elevate the standards of the real estate industry and to contribute to the overall growth and prosperity of the Washington DC Metropolitan Area and beyond. [nvar.com](https://nvar.com).

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