

# NEIGHBORHOOD REPORT

*Neighborhood Home Values, Pricing  
Trends & Local Market Insights*

Adam Tabaka



# People

## People Facts & Stats

|                              | Falls Church | Virginia | USA     |
|------------------------------|--------------|----------|---------|
| Population                   | 15K          | 8.71M    | 334.92M |
| Population Density per Sq Mi | 7.19K        | 220      | 95      |
| Pop Change since 2020        | +12.2%       | +2.9%    | +2.5%   |
| Median Age                   | 41           | 39       | 39      |
| Male / Female Ratio          | 51%          | 49%      | 50%     |

## Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



### Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



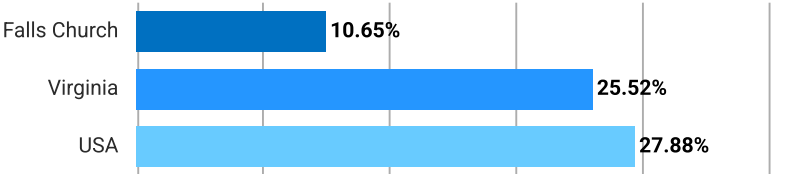
### High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



### Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



# Falls Church, Virginia



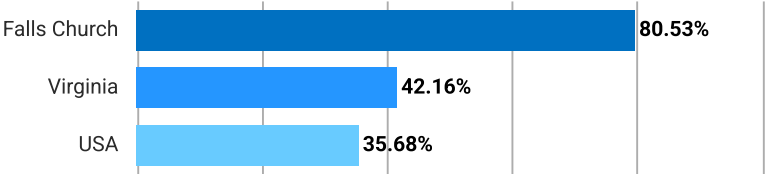
## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



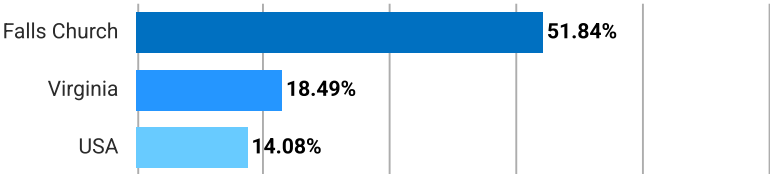
## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

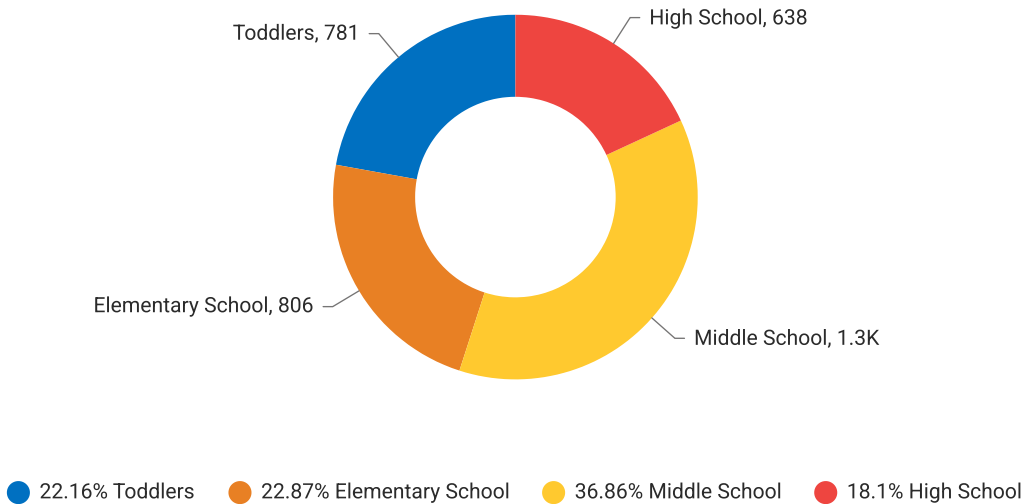


## Population of Children by Age Group in Falls Church

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

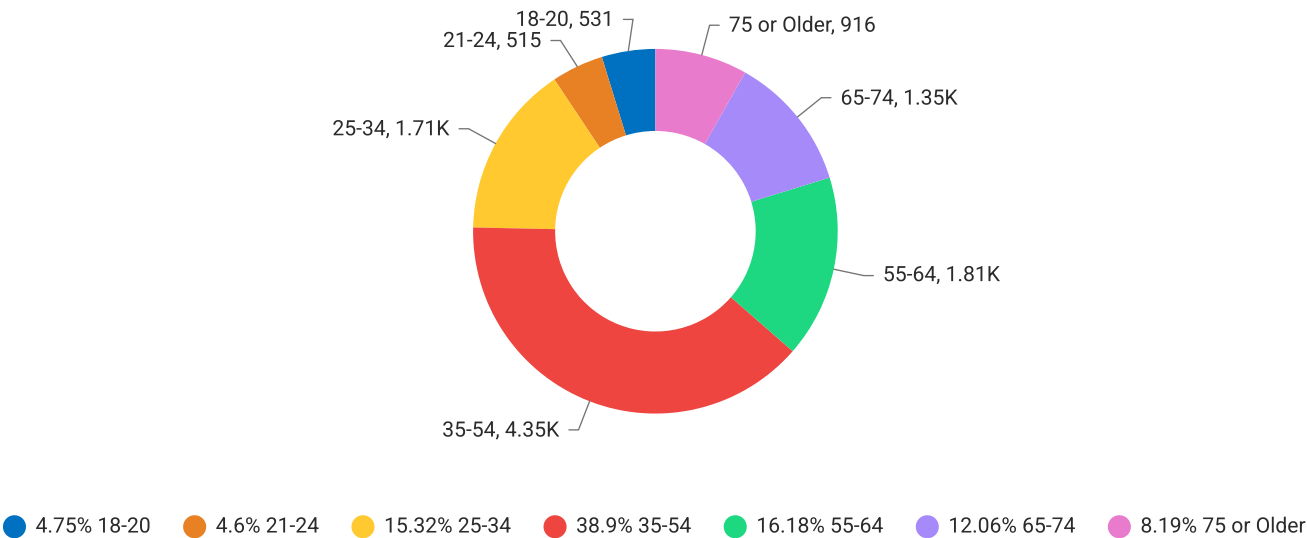


Population of Adults by Age Group in Falls Church

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

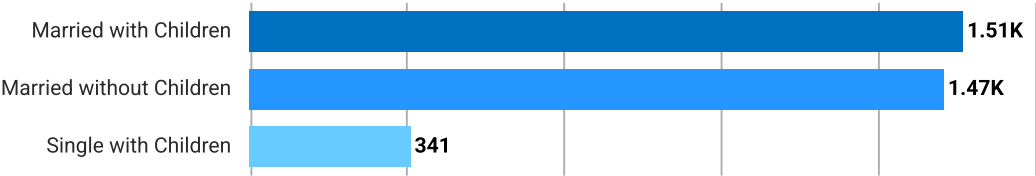


Households With Children in Falls Church

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

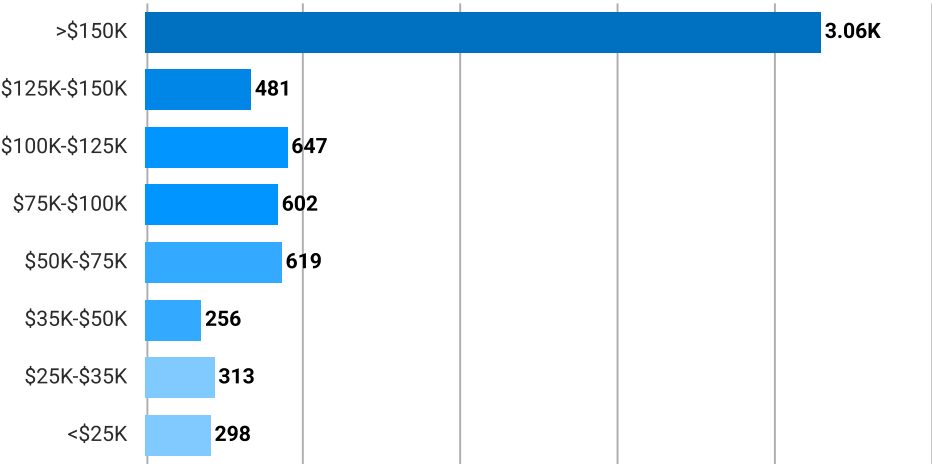


Household Income Brackets in Falls Church

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

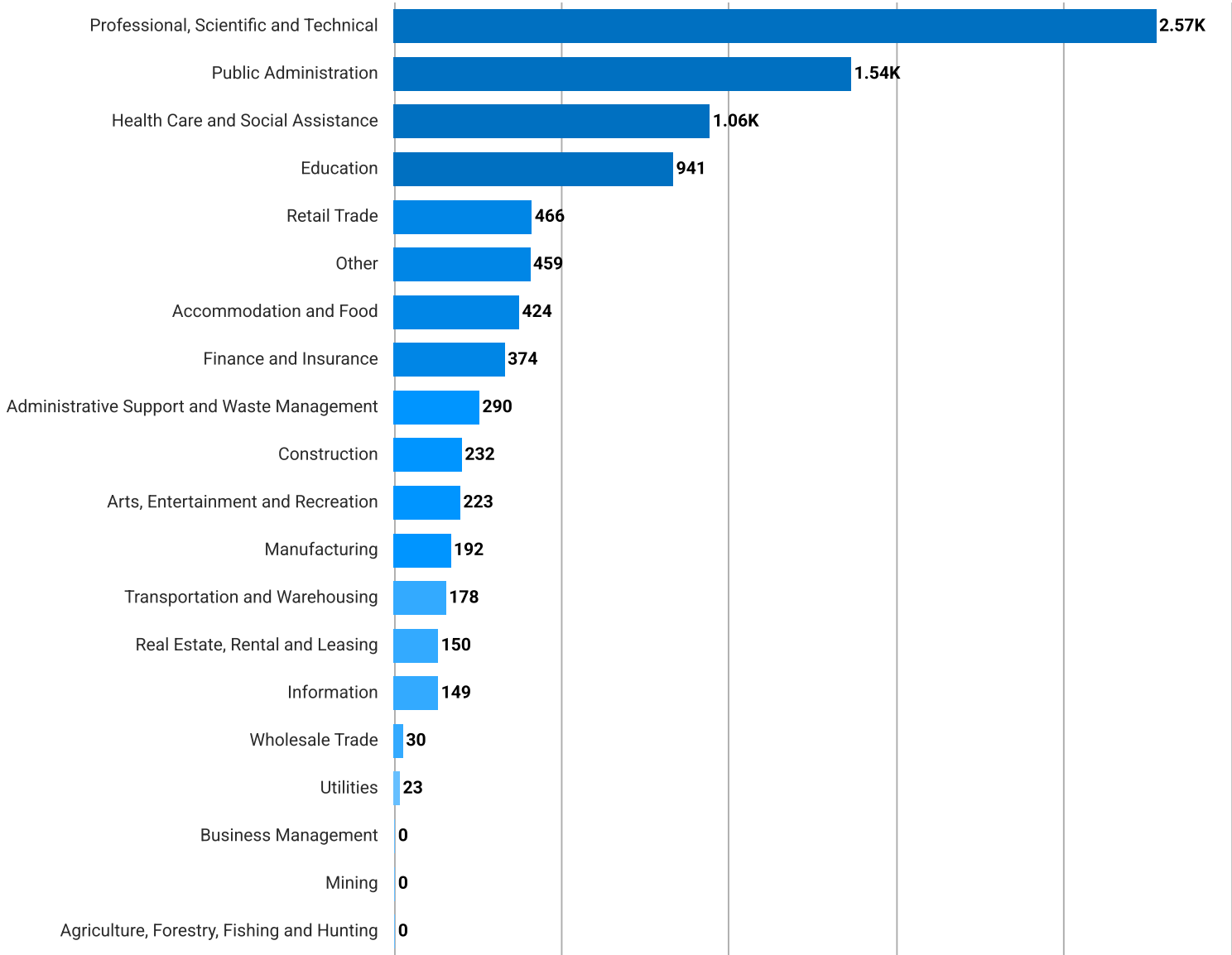


Occupational Categories in Falls Church

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

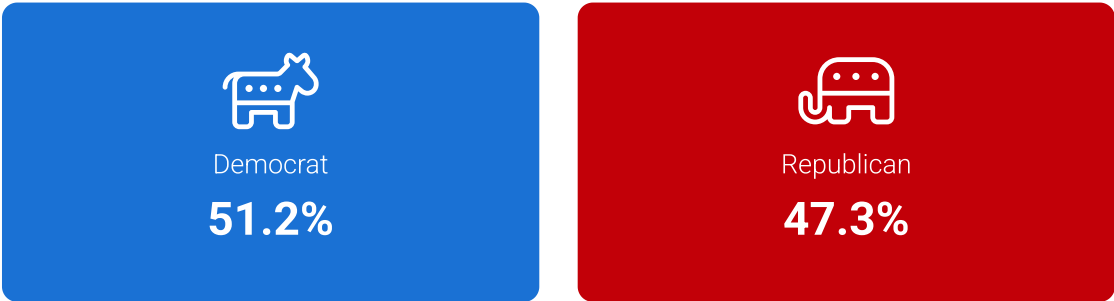


Presidential Voting Pattern in Falls Church

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Economy

## Economic Facts & Stats

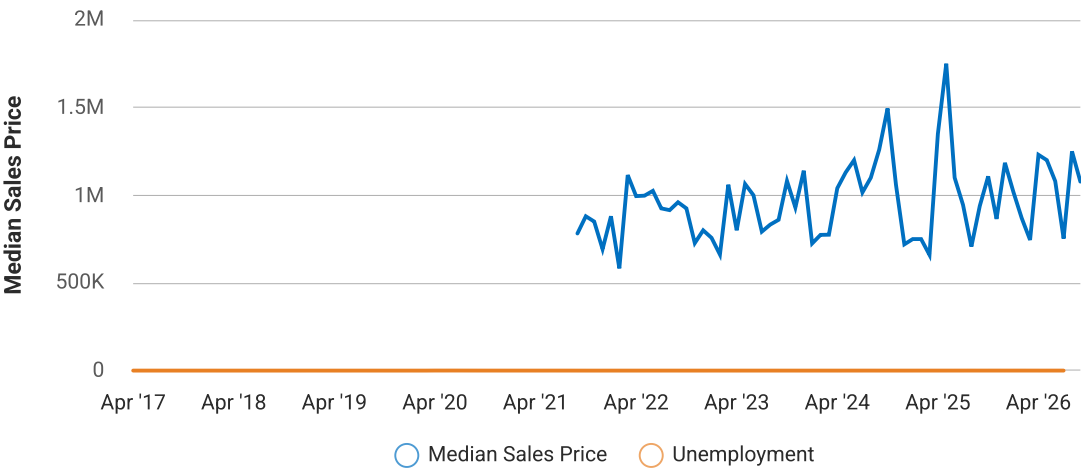
|                         | Falls Church | Virginia | USA      |
|-------------------------|--------------|----------|----------|
| Income Per Capita       | \$88,790     | \$50,666 | \$44,673 |
| Median Household Income | \$143,262    | \$93,170 | \$80,734 |
| Unemployment Rate       | 3.3%         | 3.7%     | 4.1%     |
| Number Unemployed       | 271          | 167K     | 6.92M    |
| Number Employed         | 8K           | 4.33M    | 162.18M  |
| Number in Labor Force   | 8K           | 4.5M     | 169.09M  |

## Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly

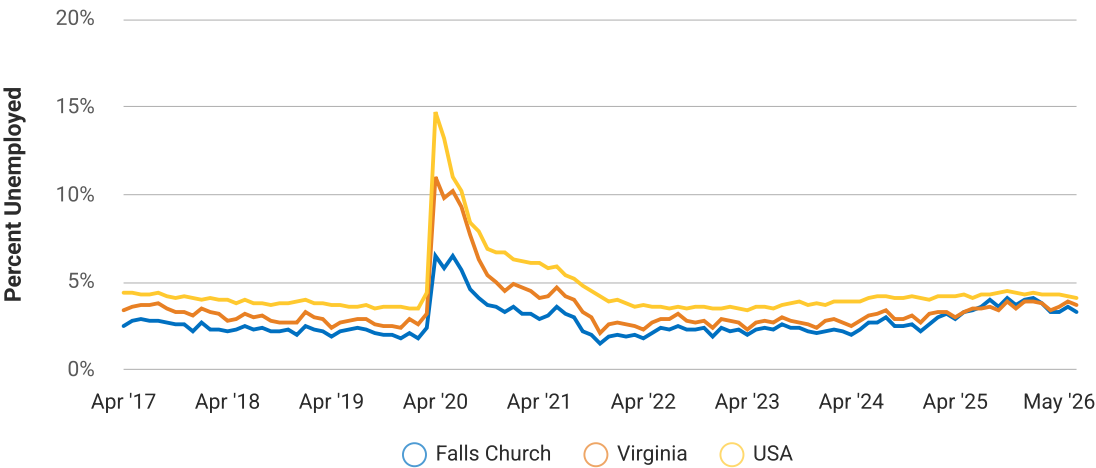


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

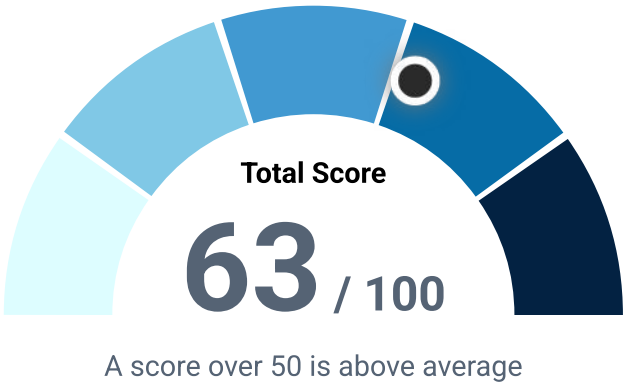


Quality of Life

Quality of Life Facts & Stats

|                                                     | Falls Church | Virginia | USA   |
|-----------------------------------------------------|--------------|----------|-------|
| Elevation<br>(in feet)                              | 246          | 981      | –     |
| Annual Rainfall<br>(in inches)                      | 45           | 43.85    | –     |
| Annual Snowfall<br>(in inches)                      | 18.05        | 19.86    | –     |
| Days of Full Sun<br>(per year)                      | 98           | 93       | –     |
| Travel Time to Work<br>(in minutes)                 | 29           | 27       | 26    |
| Water Quality<br>(Health Violations)                | –            | –        | –     |
| Water Quality<br>(Monitoring and Report Violations) | –            | –        | –     |
| Superfund Sites                                     | –            | 38       | 2,466 |
| Brownfield Sites                                    | No           | Yes      | No    |

AARP Livability™ Index for 22041

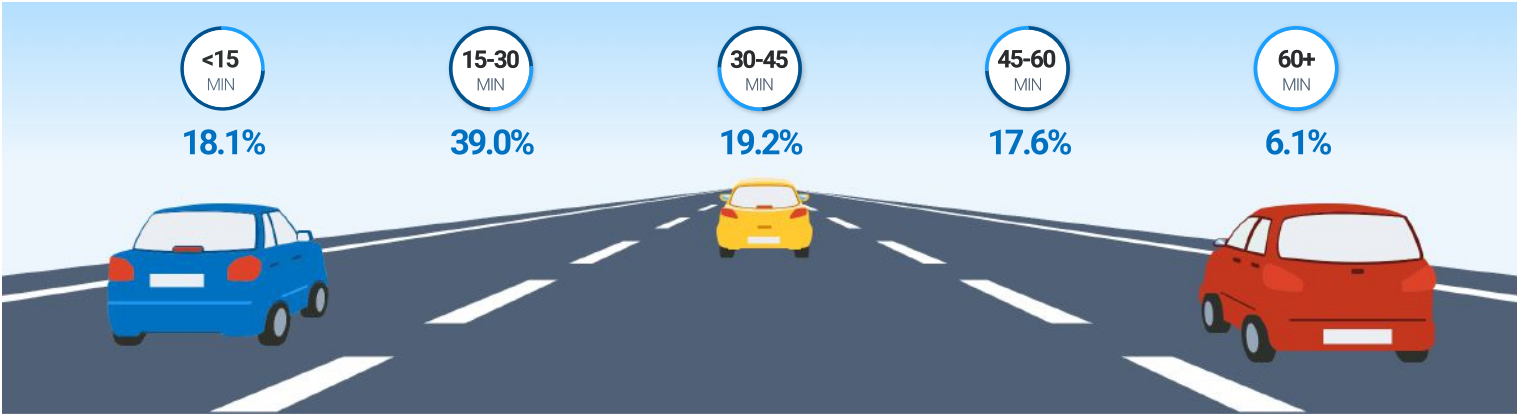


|                                                    |           |
|----------------------------------------------------|-----------|
| <b>Housing</b><br>Affordability & Access           | <b>58</b> |
| <b>Neighborhood</b><br>Access to Life, Work & Play | <b>75</b> |
| <b>Transportation</b><br>Safe & Convenient Options | <b>75</b> |
| <b>Environment</b><br>Clean Air & Water            | <b>49</b> |
| <b>Health</b><br>Prevention, Access & Quality      | <b>63</b> |
| <b>Engagement</b><br>Civic & Social Involvement    | <b>72</b> |
| <b>Opportunity</b><br>Inclusion & Possibilities    | <b>46</b> |

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census  
Update Frequency: Annually

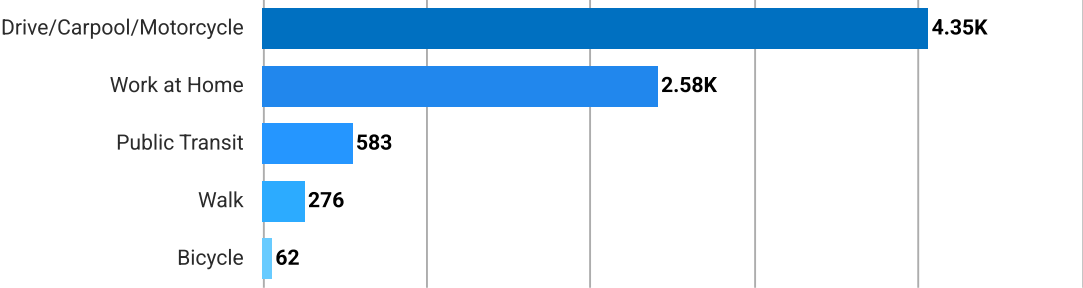


### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



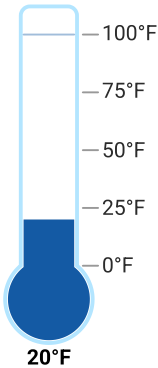
### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

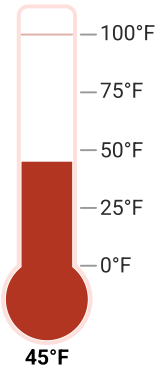
Source: NOAA

Update Frequency: Annually

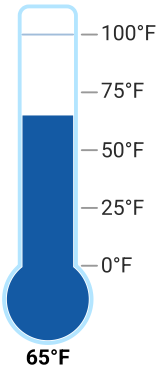
Avg. January Min. Temp



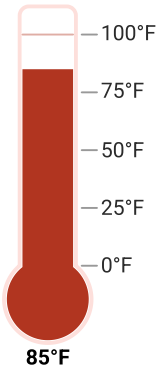
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



# Housing

## Housing Facts & Stats

|                                                                                   | Falls Church | Virginia | USA       |
|-----------------------------------------------------------------------------------|--------------|----------|-----------|
| Median Estimated Home Value                                                       | \$1.13M      | \$468K   | \$372K    |
| Est. Home Value 12-Mo. Change                                                     | -2.1%        | +2.2%    | +0.1%     |
| Median List Price                                                                 | \$919K       | \$450K   | –         |
| List Price 1-Month Change                                                         | -2.8%        | +0%      | –         |
| List Price 12-Month Change                                                        | -4.3%        | +0.2%    | –         |
| Median Home Age                                                                   | 53           | 41       | 44        |
| Own                                                                               | 53%          | 67%      | 65%       |
| Rent                                                                              | 47%          | 33%      | 35%       |
| \$ Total Value<br><small>(of all buildings for which permits were issued)</small> | –            | \$7.57B  | \$384.62B |
| % Change in permits<br><small>(for all buildings)</small>                         | –            | +6%      | +6%       |
| % Change in \$ value<br><small>(for all buildings)</small>                        | –            | +2%      | +5%       |

Market Trends for Falls Church, Virginia

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.75

↓ 10.71% MoM

Sold to List Price %

102.1%

↑ 2.8% MoM

Median Days in RPR

18

↑ 50% MoM

Median Sold Price

\$1,077,500

↓ 13.8% MoM

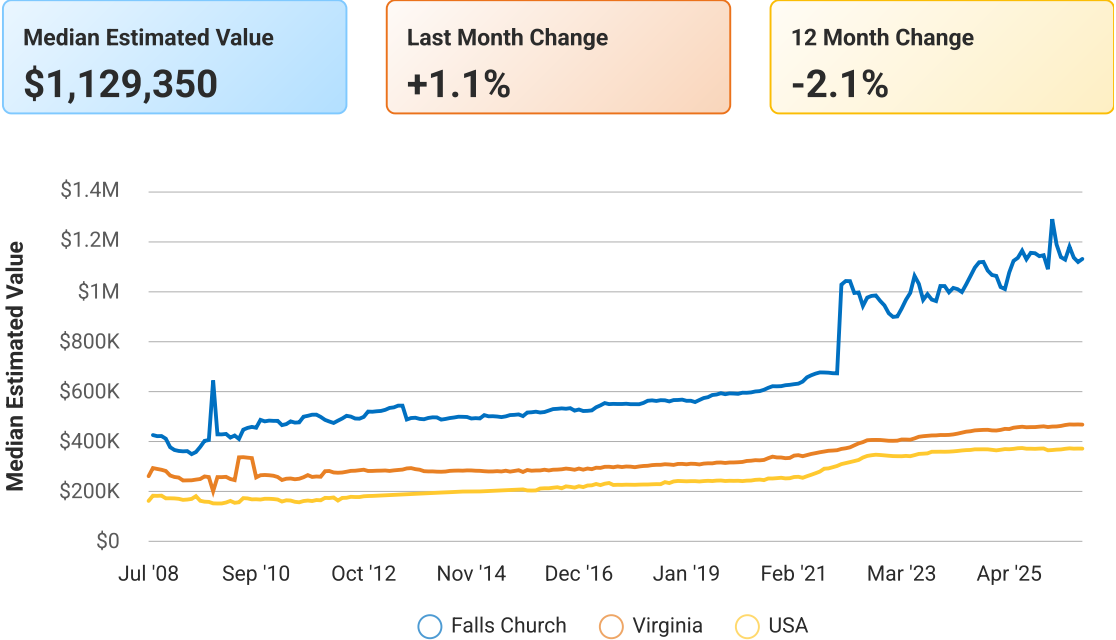
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



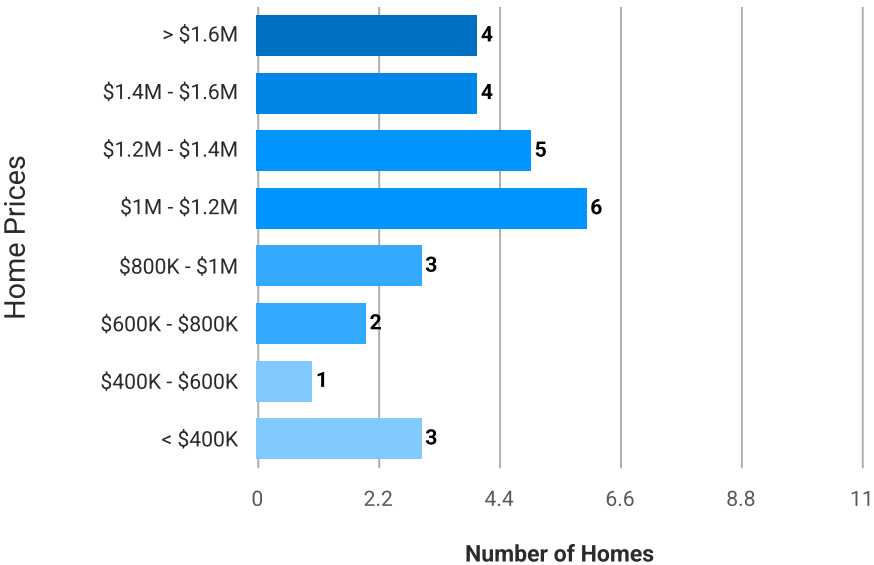
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

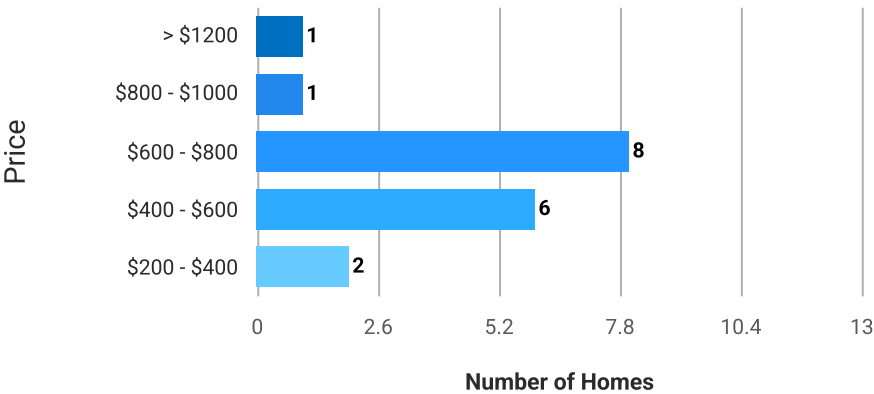


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

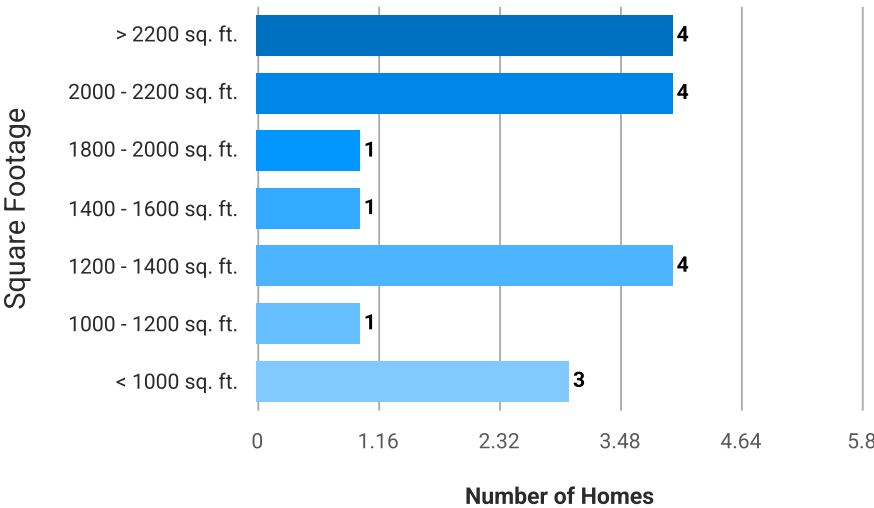


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



# Falls Church, Virginia



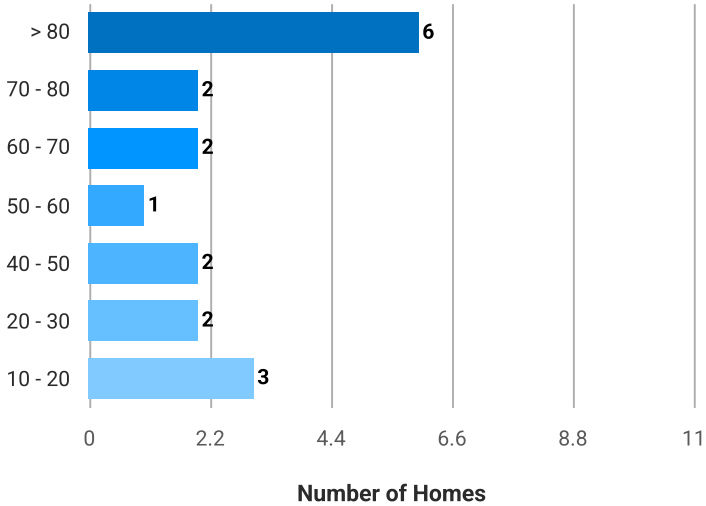
## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

Years



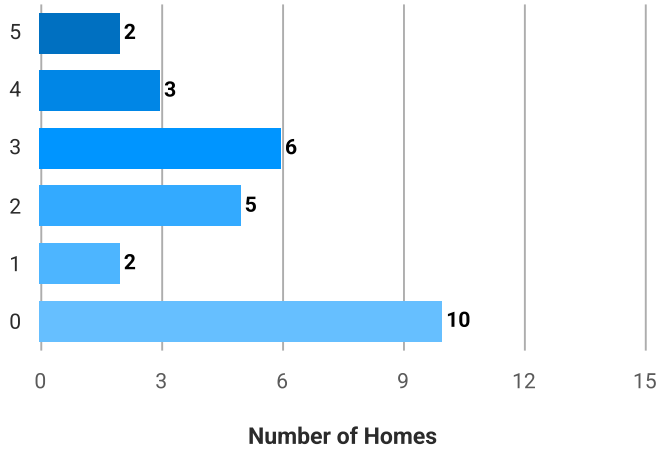
## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily

Bedrooms



# Nearby Neighborhoods

## Cities near Falls Church, Virginia

|                                                                                                           |                                                                                                                |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Idylwood, Virginia</b><br>Median Estimate Home Value<br>Number of Homes<br>Total Population 17,559     | <b>West Falls Church, Virginia</b><br>Median Estimate Home Value<br>Number of Homes<br>Total Population 31,279 | <b>Pimmit Hills, Virginia</b><br>Median Estimate Home Value<br>Number of Homes<br>Total Population 6,589                |
| <b>Seven Corners, Virginia</b><br>Median Estimate Home Value<br>Number of Homes<br>Total Population 9,371 | <b>Lake Barcroft, Virginia</b><br>Median Estimate Home Value<br>Number of Homes<br>Total Population 10,973     | <b>Dunn Loring, Virginia</b><br>Median Estimate Home Value \$1,371,790<br>Number of Homes 722<br>Total Population 8,957 |





## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

## Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



# RPR®

## Affiliated Services

### Guaranteed Rate Affinity



#### Rob Clark

SVP of Mortgage Lending

Office: (703) 518-2814

Mobile: (240) 460-0757

(727) 509-8554

✉ [Rob.Clark@grarate.com](mailto:Rob.Clark@grarate.com)

🌐 <http://grarate.com/RobClark>

NMLS# 182527

310 King Street

Alexandria, VA 22314

### Mid-Atlantic Settlement Services



*Coldwell Banker Mid-Atlantic Title knows what it takes to coordinate with the buyer, seller, sales associates and the mortgage company.*

#### Bill Burkart

Settlement Agent

Work: (703) 518-8300

✉ [william.burkart@masettlement.com](mailto:william.burkart@masettlement.com)

### Anywhere Insurance Agency



Office: (888) 717-1776

🌐 <https://www.anywhereinsurance.re/>

VA

### AHS Home Warranty



#### Donna Schmidt

Work: (540) 413-6990

✉ [dschmidt@ahslink.com](mailto:dschmidt@ahslink.com)

**NOTE:** This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

