

KINDER QUARTERLY

2025



A Note From Kinder

Spring is in full bloom here in Northern Virginia, and with it comes renewed energy in the local real estate market. While national headlines paint a broad picture, the local Northern Virginia market continues to shine as a strong, steady market with well-informed buyers and sellers making thoughtful moves. At our office, we understand that real estate is more than numbers—it's about people, timing, and community. Whether you're actively exploring your next move or just like staying in the loop, we're glad you're here. Inside this issue, you'll find market insights, local highlights, and a few tips to make the most of the season ahead. Let our team join your journey by calling our 703.278.8885 today!



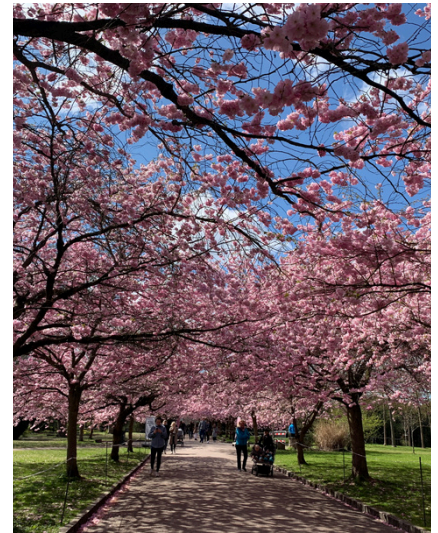
We Can Help You Plan to Move!

After five years or more in a home, things tend to pile up. Decluttering and moving can feel overwhelming—but we're here to help with the resources and support you need to make it easier.

Local or Out of State Relocation
Labor & help for Packing/Moving/Storing
Organizing & Labeling
Donating & Assigning to Heirs
Move In/Out Cleaning
Home Staging
Inspectors, Contractors & Builders
Estate & Financial Planning
Wealth Management & Attorneys
Insurance & Title companies

What's Inside:

- Real Estate Market Update
- Local News & Events
- Shopping Local Spotlight
- Cookie of the Quarter
- Events Hosted by Kinder-Realty
- Quarterly Crossword
- Our Team's Updates
- About Kinder-Realty



Cherry Blossom Season

Spring Maintenance = Summer Savings

With the arrival of warmer weather, homeowners have a great opportunity to address seasonal maintenance tasks that can enhance property value and avoid expensive repairs down the line.

- Check and clean gutters and downspouts
- Inspect the roof for any winter damage
- Service the HVAC system before peak usage
- Refresh landscaping to boost curb appeal

We, understand too many tasks can be overwhelming. Feel free to reach out for referrals for any of the above projects.

These simple actions help keep a home in excellent condition, whether you remain in your home or you're thinking about selling soon!



Kinder-Realty serves Northern Virginia and is licensed in Virginia. For questions, please call (703) 278-8885



Real Estate Market Update

Here are the latest insights into the real estate market across North Central Virginia and the Washington, DC Metro area. Whether you're a current homeowner, thinking about buying, or just keeping an eye on trends, being informed is key to making smart decisions.

North Central Virginia

	<u>YTD 2025</u>	<u>YTD 2024</u>
Closed Sales	2,996	3,253
Median Sold Price	\$484,000	\$469,900
Median Days on Market	16 days	14 days
New Listings	4,792	4,574

Washington, D.C. Metro

	<u>YTD 2025</u>	<u>YTD 2024</u>
Closed Sales	9,558	9,456
Median Sold Price	\$599,000	\$566,677
Median Days on Market	12 days	10 days
New Listings	15,836	14,476

Data obtained from Bright MLS



Market Trends

- **Residential Property Assessments:** As of January 1, 2025, Fairfax County conducted its annual real estate assessments. The countywide residential real estate assessments have increased by an average of 6.65%, bringing the average assessment for all homes to \$794,235. This rise reflects the county's robust housing market over the past year. (Fairfax County)
- **Home sales and prices:** In February 2025, the median sale price for homes in Fairfax County was \$739,000, marking an 8.3% increase compared to the same period as last year. Homes are selling faster, with an average of 24 days on the market. This is slightly down from 22 days last year. The number of homes decreased to 680 from 731 in the previous year, indicating a tightening market. (Redfin)

Community News

School Bus Passing Enforcement

Beginning April 9, 2025, Fairfax County implemented a new law imposing a \$250 fine on drivers who illegally pass stopped school buses. Initially, 50 school buses were to be equipped with cameras to monitor violations. A warning period will be in effect until May 12, 2025, after which fines will be enforced. This is an initiative that will enhance student safety throughout the county.

Engage With Us



First Annual Wellness Fair for Aging Adults

Saturday, April 26, 2025 10 am-12 pm

@ The Kensington Reston

11501 Sunrise Valley Dr., Reston, VA 20191

Registration is required.

Call (571) 494-8100

We'd love to see you there!

Cookie of the Quarter



Lemon Sugar Cookies

Here is a simple recipe that is quick and easy to make. You may even already have the ingredients in the pantry.

Ingredients:

- 1 box lemon cake mix
- 2 eggs
- 1/3 cup vegetable oil
- 1 teaspoon lemon zest (optional)
- Sugar for rolling

Directions:

1. Preheat your oven to 350°F (175°C).
2. Mix cake mix, eggs, oil, and zest in a bowl.
3. Roll dough into balls and coat with sugar.
4. Place on a cookie sheet and bake for 9-10 minutes.
5. Cool on a rack and enjoy!

Note: These recipes have been tested by our team. We feature them at any event that we participate in during this quarter.



Kinder-Realty Events



COFFEE COOKIES & CROCHET W/ CHRISTINA



FREE TECH SUPPORT WORKSHOP

BY SIDHU TECH CONSULTANTS

UPCOMING DATES:

SATURDAY - MAY 3
JUNE 7
AUGUST 2
SEPTEMBER 6
OCTOBER 4

COFFEE, COOKIES, & CROCHET
1:00 - 3:00
UNWIND WITH SNACKS, STITCHES, AND SWEET CONVERSATION! BRING YOUR PROJECT OR JUST STOP BY TO LEARN & HANG OUT. ALL SKILL LEVELS WELCOME.

FOLLOWED BY...

TECH TALK + 1-ON-1 SUPPORT
3:00 - 5:00
FREE WORKSHOP TO HELP YOU LEVEL UP YOUR TECH SMARTS. FREE PERSONAL TECH HELP AFTERWARD.
THIS MONTH'S TOPIC: "AVOIDING ONLINE SCAMS" LEARN HOW TO SPOT RED FLAGS, PROTECT YOUR IDENTITY, AND STAY SAFE ONLINE.

SIGN UP HERE:



GET MORE INFO AT: [KINDER-REALTY.COM/EVENTS](https://kinder-realty.com/events)

To view, learn more about our upcoming Kinder-Realty events, please visit our website at kinder-realty.com/events.

Follow this QR code to inquire

Local Community Events

Earth Day, Fairfax

April 26, 2025 10am-4pm

The community will be at the Sully Historic Site for the Earth Day Celebration. The festival will feature environmental education opportunities, entertainment, and activities for all ages.

The 92nd Annual Historic Garden Week

April 26 to May 3, 2025

This event features self-guided tours of beautiful gardens at private homes and public properties.

Asian Festival on Main

May 8, 2025 from 12:00pm-6:00pm

Fairfax Old Town Square Park - 10415 North Street, Fairfax, VA
Enjoy a celebration of Asian culture with over 60 food vendors, arts and crafts, entertainment and educational exhibits

The Big Lick Comic Con-NOVA

May 31, 2025 & June 1, 2025

Dulles Expo Center
4230 Chantilly Shopping Center, Chantilly, VA

Q2 Word Search

Northern Virginia Events

Find these words

Festival
Parade
Fireworks
Farmer's Market
Art Show
Wine Tasting
History Hour
Concert
Craft fair
Book festival
County Fair
Nature Wall Holiday
Food Truck
Garden Tour

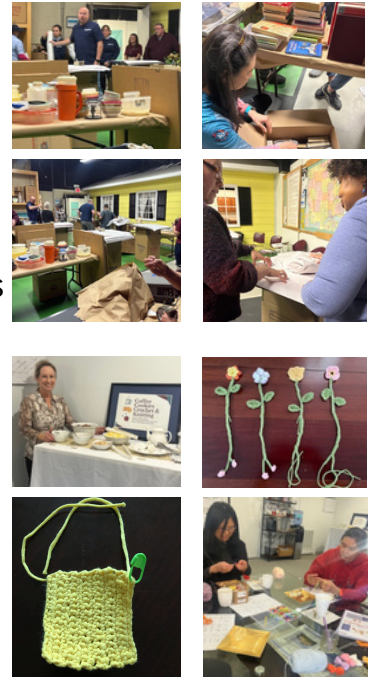
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Kinder-Realty Events



Packing Class

Crochet Class



Our Team's Updates



Kinder Saund, Broker, REALTOR®

Kinder has kept things running smoothly this quarter. Our Spring season is off to a good start with attending some events that we had the pleasure to be a part of & preparing for more events that we are hosting. She has been eager to get a start on her garden with the seedlings going, which are off to a strong start.



Christina Bagwell, REALTOR®

Christina just recently traveled to NC to celebrate her mother's 80th Birthday. She was able to meet with family to help join in the celebration. Another exciting event that she was able to be a part of was her son's wedding. She traveled to Louisiana and became a mother-in-law for the first time.



Mackenzie Bowling, Real Estate Agent

Mackenzie and her husband welcomed their first child in February. He is a healthy and handsome young fellow! Not only did Mackenzie welcome her son but she was able to take her real estate exam and pass it right away. This is not an easy exam to pass! Congratulations on becoming a new mommy AND becoming a licensed real estate agent!

About Kinder-Realty

Kinder-Realty is a local, woman-owned, boutique real estate company that specializes in meeting all of our clients' needs. We have been located in and actively serving the Northern Virginia area since 2004. Our team has an abundance of resources that we employ to help you achieve your real estate goals.

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