

# KINDER QUARTERLY



2025

## A Note From Kinder

Dear Friends and Neighbors,

Summer has officially arrived in Northern Virginia, and with it comes longer days, farmers' markets in full swing, neighborhood cookouts, and that unmistakable sense of community that makes our region so special. At Kinder-Realty, we feel incredibly grateful to live and work in an area where history, nature, and vibrant local life intersect in such a meaningful way—from the trails of Great Falls to the heart of Old Town Alexandria.

The real estate market this summer continues to show steady activity. Inventory remains relatively tight in many Northern Virginia neighborhoods, but motivated buyers are still actively searching—especially for well-maintained homes that are priced right. For current homeowners, this is a strong time to consider listing or making strategic updates to increase your home's long-term value.

If you're considering a move, planning home projects, or simply enjoying the season, our team is here to support you with insight, guidance, and community-focused service. Keep reading for helpful tips, local updates, and a refreshing summer cookie recipe we think you'll love.



Visit one of the many farmers markets we have locally



## Summer Tip: Refresh Your Outdoor Living Space

Whether you're planning to stay for years or just want to enjoy your home to the fullest, summer is the perfect time to give your outdoor areas a little love. A well-designed outdoor space isn't just great for relaxing—it can also add long-term value and curb appeal.

Start by giving your patio or deck a good cleaning and consider resealing if it's been a few years. Update worn furniture with fresh, weatherproof cushions in vibrant summer colors. Add life with potted plants, herbs, or hanging baskets, and create cozy evening ambiance with solar lights or string lanterns. Even small touches—like a new outdoor rug or a fire pit—can make a big difference.

Investing a little time and creativity now can turn your yard or patio into a space you love—and one future buyers might fall for too.

## What's Inside:

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



# Real Estate Market Update

The real estate market has changed significantly, with varied predictions ahead. BrightMLS regularly releases market statistics to keep real estate participants updated. All data below is from BrightMLS research.

## North Central Virginia

	<u>YTD 2025</u>	<u>YTD 2024</u>
<b>Closed Sales</b>	7,878	8,233
<b>Median Sold Price</b>	\$500,000	\$480,000
<b>Median Days on Market</b>	11 days	8 days
<b>New Listings</b>	11,691	11,121

## Washington, D.C. Metro

	<u>YTD 2025</u>	<u>YTD 2024</u>
<b>Closed Sales</b>	24,277	24,398
<b>Median Sold Price</b>	\$630,000	\$610,000
<b>Median Days on Market</b>	10 days	7 days
<b>New Listings</b>	38,036	35,423

Data obtained from Bright MLS.

## Local Insights

### Neighborhood Senior Centers

Did you know Fairfax County has recreation centers for adults ages 50 and over that allow adults to pursue hobbies, fitness, and special interests like the arts and technology?

- Arbor Row Center
- Herndon Senior Center
- Hollin Hall Senior Center
- James Lee Senior Center
- Jim Scott (formerly Providence) Senior Center
- Kingstowne Center for Active Adults
- Lewinsville Senior Center
- Lincolnia Senior Center
- Little River Glen Senior Center
- Lorton Senior Center
- Minnie H. Peyton Community Center at Bailey's
- South County Senior Center
- Sully Senior Center
- Wakefield Senior Center

To view the addresses and times for the senior centers listed above, visit our website at [www.kinder-realty.com/dmv-area](http://www.kinder-realty.com/dmv-area)

### Playgrounds in the Area

Whether your kids are ready for a break from their screens, or you need a way to entertain your grandkids for an afternoon, the area has a playground perfect for getting some fresh air and energy out.



#### Fairfax County

Lorton Community Center - Lorton  
Clemyjontri Park (inclusive and all abilities) - McLean

#### Prince William County

Fantasy Playground - Lake Ridge

#### Stafford County

Willowmere Park (inclusive and all abilities) - Stafford  
Briar Patch Park - Aquia Harbour

#### Arlington County

Rocky Run Park - Arlington  
Fairlington Park - Arlington

#### Loudoun County

Hal and Berni Hanson Regional Park - Loudoun  
Potomack Lakes Sportsplex - Cascades

## Shopping Local in the DMV

### Fairfax County Farmers Markets

#### Wednesdays

Mount Vernon 8am-noon  
Oakmont 8am-noon  
Wakefield 2pm-6pm

#### Thursdays

Annandale 8am-noon  
Herndon 8am-noon

#### Fridays

McLean 8am-noon  
Kingstowne 3pm-7pm

#### Saturdays

Burke 8am-noon  
Reston 8am-noon

#### Sundays

Lorton 8am-noon



To view the location of these farmers markets, please visit our community resource page on our website at [www.kinder-realty.com/dmv-area](http://www.kinder-realty.com/dmv-area)



# Cookie of the Quarter



## Strawberries & Cream Cookies

Soft, fruity, and perfect for picnics or potlucks!

### Ingredients:

- 2 ½ cups all-purpose flour
- ½ tsp baking soda
- ½ tsp salt
- ¾ cup unsalted butter, softened
- ¾ cup brown sugar
- ½ cup granulated sugar
- 2 tsp vanilla extract
- 1 large egg
- ½ cup diced fresh strawberries (pat dry with a paper towel)
- ¾ cup white chocolate chips
- Optional: 2 tbsp freeze-dried strawberries, crushed (for extra flavor and color)

### Instructions:

- Preheat your oven to 350°F (175°C) and line a baking sheet with parchment paper.
- In a medium bowl, whisk together flour, baking soda, and salt. Set aside.
- In a large bowl, cream the butter and sugars until light and fluffy.
- Add the egg and vanilla extract and mix until well combined.
- Gradually add the dry ingredients to the wet mixture, stirring until just combined.
- Gently fold in the white chocolate chips and strawberries (and crushed freeze-dried strawberries if using).
- Scoop the dough into 1 ½-inch balls and place them on the baking sheet, 2 inches apart.
- Bake for 10–12 minutes, or until the edges are set and the tops are just beginning to turn golden.
- Cool on the baking sheet for 5 minutes before transferring to a wire rack.

Tip: For best results, avoid overmixing the dough once the strawberries are added, and make sure they're not too wet—this helps the cookies stay soft and not too cakey.



Kinder and Christina at The Kensington Reston for their first annual Health & Wellness Fair.



## 2025 Participation Opportunities

The Kinder-Realty team will be hosting and participating in many events in the upcoming year. The team encourages everyone to take advantage of the multitude of resources and events the Northern Virginia area has to offer. We hope to see you at some of the following:

### Kinder-Realty Events

To view upcoming Kinder-Realty events and learn more, please visit our website at [kinder-realty.com/events](https://kinder-realty.com/events).

#### Coffee, Cookies, and Crafts with Christina

August 2, 1-3 pm  
September 6, 1-3 pm  
October 4, 1-3 pm



Follow this QR code to inquire

### Local Community Events

#### Walk for Alzheimer's at the National Mall in D.C.

September 27

#### The Beacon 50+ Expo - Fall 2025

### Fairfax County Public Library Events

To view the dates, times, and locations of Fairfax County Library Events, please visit the library website at <https://librarycalendar.fairfaxcounty.gov/>.

- Crochet and Knitting Groups (various libraries and times)
- Chair Yoga for Adults (various libraries and times)
- Sew Friendly Sewing Club (Pohick Regional Library)
- Bouncing Babies (Kingstowne Library)

## Need Help Moving?

JK Moving offers 3% off the cost of your move if you work with Kinder-Realty. Visit our website to learn more!



# Northern Virginia Trivia

## Test Your Local Knowledge!

What is the oldest continuously operating airport in the Washington, D.C. metro area, located in Northern Virginia?

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Which Northern Virginia city is home to the headquarters of the Central Intelligence Agency (CIA)?

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Which Civil War battle, fought twice in 1861 and 1862, took place in Prince William County?

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Tysons Corner, now known as Tysons, transformed from farmland to a major business hub largely due to the opening of what in 1968?

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Which city in Northern Virginia is home to the U.S. Marine Corps War Memorial (Iwo Jima Memorial)?

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What is the name of the historic road that stretches from Alexandria to Middleburg and was once used by George Washington and other colonial travelers?

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The Town of Occoquan, located along the Occoquan River, originally developed around what type of industry?

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What is the name of the popular trail that runs from Shirlington through Vienna and into Purcellville, attracting cyclists and walkers year-round?

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## Our Team's Updates



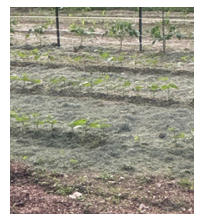
### Kinder Saund, Broker, REALTOR®

This past quarter has been a season of growth as I've focused on building and refining my real estate career. I also made time for some sweet moments with my two daughters, including a lovely afternoon tea at Lady Camellia in Alexandria—complete with pastries and lots of laughter. It's been a great reminder of the balance between work and the people who make it all worthwhile.



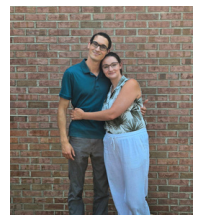
### Christina Bagwell, REALTOR®

This past quarter has been full of growth—personally and professionally! I proudly completed my SRES® (Seniors Real Estate Specialist) designation, participated in Kensington Reston's 1<sup>st</sup> Wellness Fair to connect with the community, and even kicked off the season by starting my garden. It's been a fulfilling few months of learning, giving back, and nurturing what matters—inside and out!



### Mackenzie Bowling, Marketing

I recently participated in the March of Dimes Walk Challenge to support women and infant health. My son and I have been enjoying library events and visits to local farms and homesteads, picking up homemade goods and organic foods along the way. My husband and I also celebrated our anniversary, and I'm looking forward to soaking up the sunshine and spending as much time outdoors as possible this summer!



## 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.

Office Phone: (703) 278-8885

Email: [info@kinder-realty.com](mailto:info@kinder-realty.com)

Website: [kinder-realty.com](http://kinder-realty.com)

