

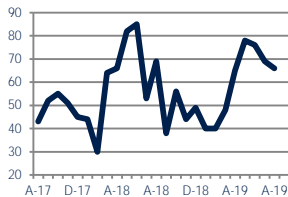
Focus On: Annandale Housing Market

August 2019

Zip Code(s): 22003

Units Sold

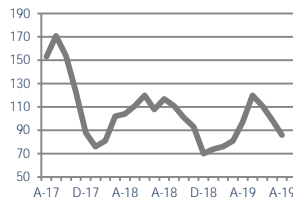
66



Down -4%
Vs. Year Ago

Active Inventory

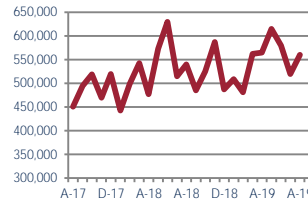
86



Down -26%
Vs. Year Ago

Median Sale Price

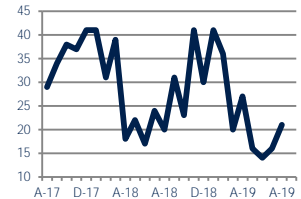
\$560,000



Up 4%
Vs. Year Ago

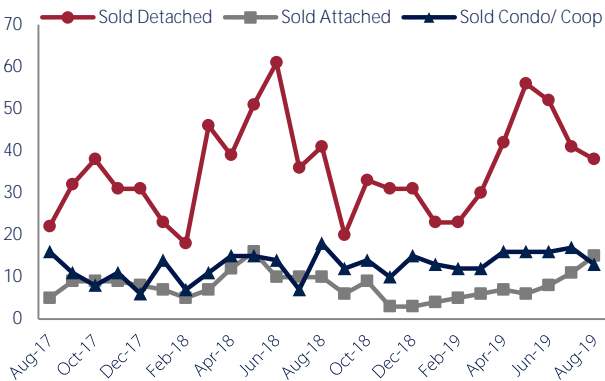
Days On Market

21



Up 5%
Vs. Year Ago

Units Sold*



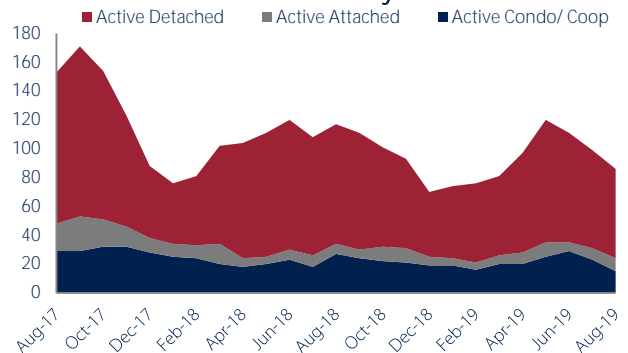
Units Sold

There was a decrease in total units sold in August, with 66 sold this month in Annandale versus 69 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 4% versus August 2018.

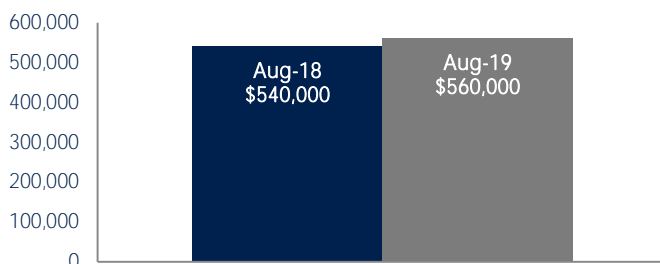
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 26%. The total number of active inventory this August was 86 compared to 117 in August 2018. This month's total of 86 is lower than the previous month's total supply of available inventory of 99, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Annandale Homes was \$540,000. This August, the median sale price was \$560,000, an increase of 4% or \$20,000 compared to last year. The current median sold price is 8% higher than in July.

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

Annandale are defined as properties listed in zip code/s 22003.

*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.



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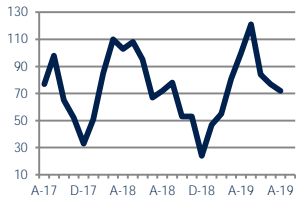
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August 2019

Zip Code(s): 22003

New Listings

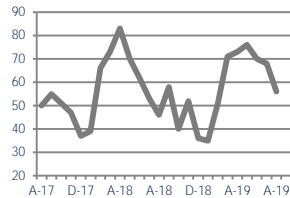
72



No Change
Vs. Year Ago

Current Contracts

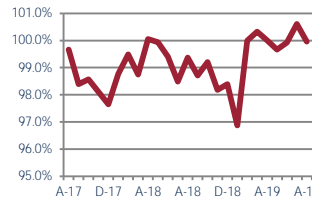
56



Up 22%
Vs. Year Ago

Sold Vs. List Price

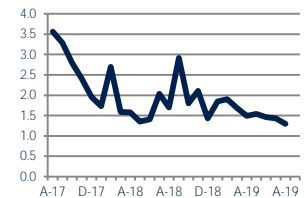
100.0%



Up 0.6%
Vs. Year Ago

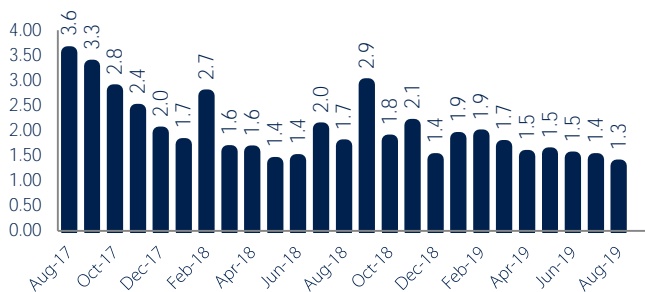
Months of Supply

1.3



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

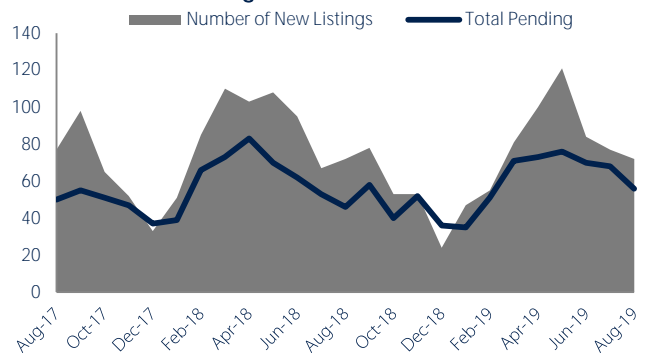
In August, there was 1.3 months of supply available in Annandale, compared to 1.7 in August 2018. That is a decrease of 23% versus a year ago.

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.

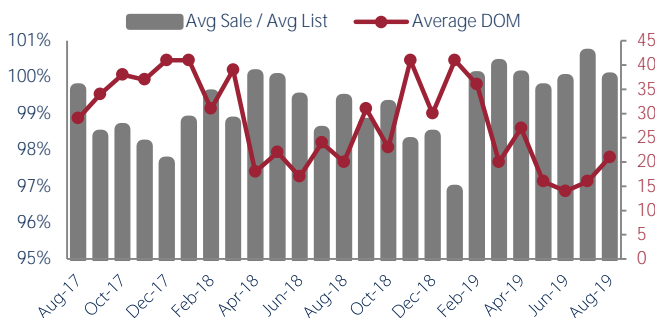
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Annandale, which is similar to the amount in August 2018. There were 56 current contracts pending sale this August compared to 46 a year ago. The number of current contracts is 22% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Annandale was 100.0% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 20, an increase of 5%.



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