



# The Long & Foster Market Minute™

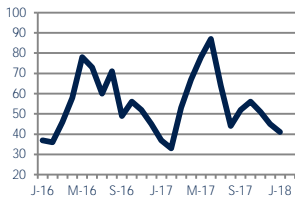
Focus On: **Annandale Housing Market**

January 2018

Zip Code(s): 22003

## Units Sold

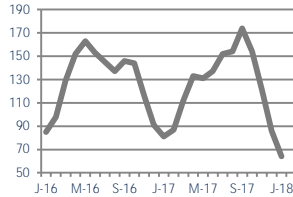
41



Up 11%  
Vs. Year Ago

## Active Inventory

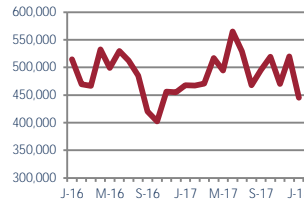
64



Down -21%  
Vs. Year Ago

## Median Sale Price

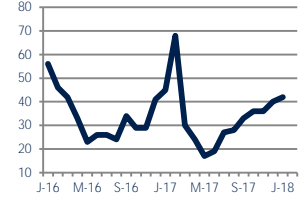
\$445,000



Down -5%  
Vs. Year Ago

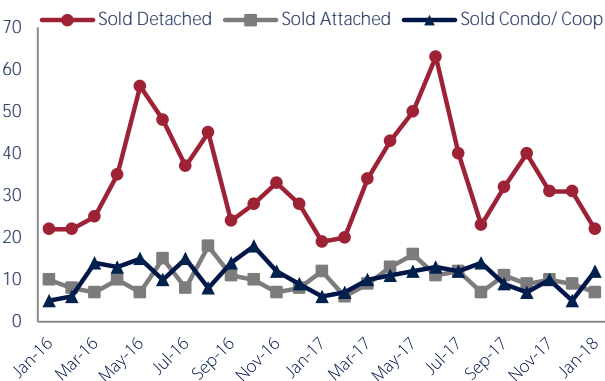
## Days On Market

42



Down -7%  
Vs. Year Ago

## Units Sold\*



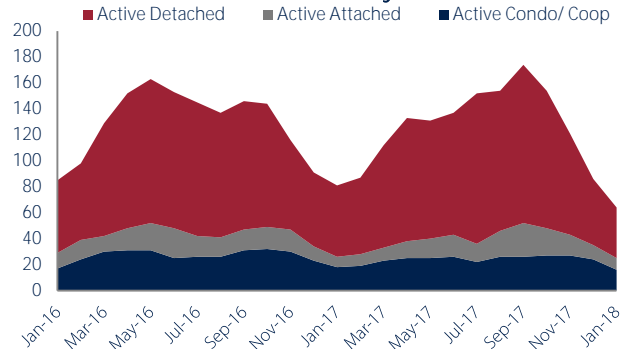
## Units Sold

There was a decrease in total units sold in January, with 41 sold this month in Annandale versus 45 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 11% versus January 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 21%. The total number of active inventory this January was 64 compared to 81 in January 2017. This month's total of 64 is lower than the previous month's total supply of available inventory of 86, a decrease of 26%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Annandale Homes was \$468,000. This January, the median sale price was \$445,000, a decrease of 5% or \$23,000 compared to last year. The current median sold price is 14% lower than in December.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



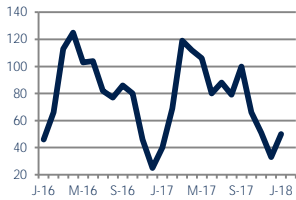
## Focus On: Annandale Housing Market

January 2018

Zip Code(s): 22003

### New Listings

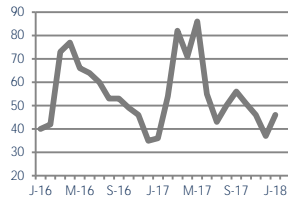
50



Up 25%  
Vs. Year Ago

### Current Contracts

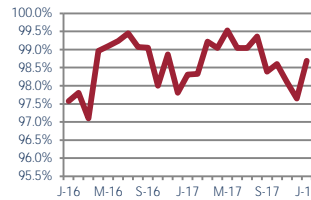
46



Up 28%  
Vs. Year Ago

### Sold Vs. List Price

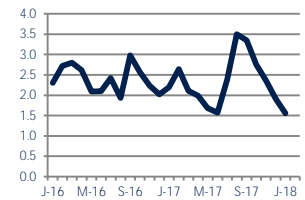
98.7%



No Change  
Vs. Year Ago

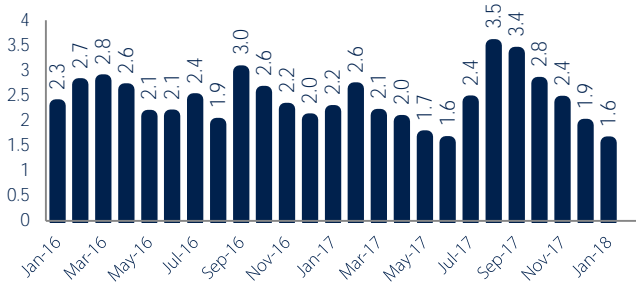
### Months of Supply

1.6



Down -29%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

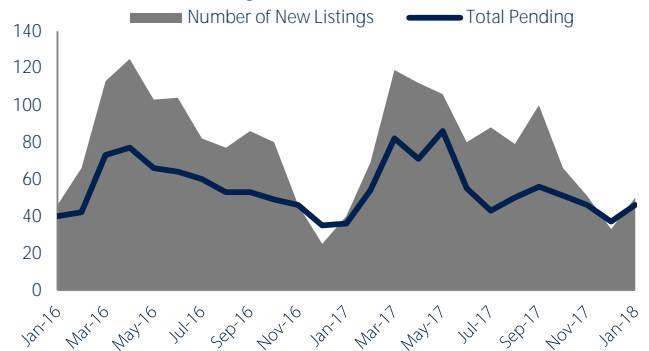
In January, there was 1.6 months of supply available in Annandale, compared to 2.2 in January 2017. That is a decrease of 29% versus a year ago.

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.

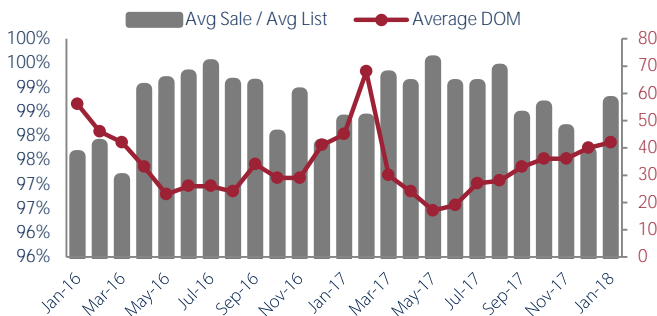
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Annandale compared to 40 in January 2017, an increase of 25%. There were 46 current contracts pending sale this January compared to 36 a year ago. The number of current contracts is 28% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Annandale was 98.7% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 45, a decrease of 7%.



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