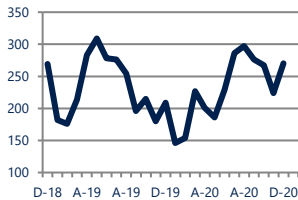




Units Sold

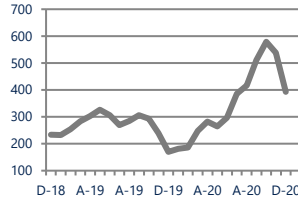
270



Up 29%
Vs. Year Ago

Active Inventory

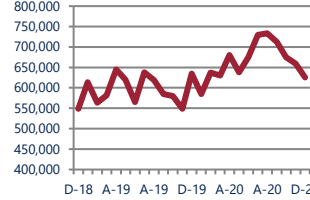
393



Up 131%
Vs. Year Ago

Median Sale Price

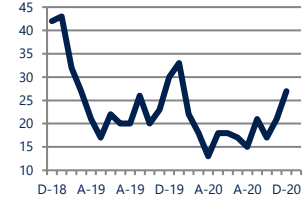
\$625,500



Down -1%
Vs. Year Ago

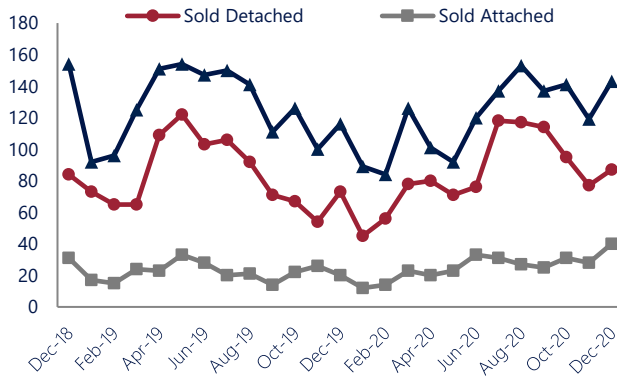
Days On Market

27



Down -10%
Vs. Year Ago

Units Sold*



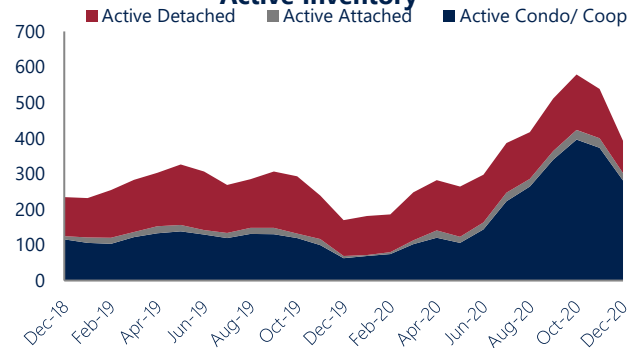
Units Sold

There was an increase in total units sold in December, with 270 sold this month in Arlington County versus 224 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 29% versus December 2019.

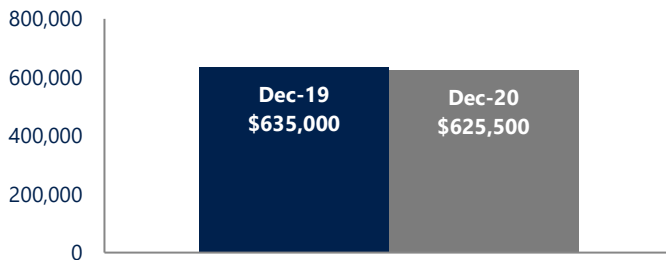
Active Inventory

Versus last year, the total number of homes available this month is higher by 223 units or 131%. The total number of active inventory this December was 393 compared to 170 in December 2019. This month's total of 393 is lower than the previous month's total supply of available inventory of 538, a decrease of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Arlington County Homes was \$635,000. This December, the median sale price was \$625,500, a decrease of 1% or \$9,500 compared to last year. The current median sold price is 5% lower than in November.

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



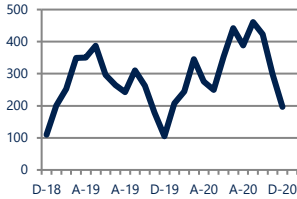
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

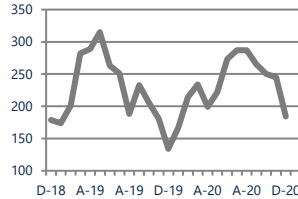
197



Up 88%
Vs. Year Ago

Current Contracts

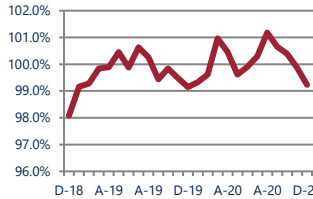
184



Up 37%
Vs. Year Ago

Sold Vs. List Price

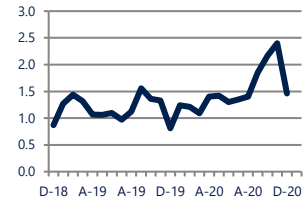
99.2%



No Change
Vs. Year Ago

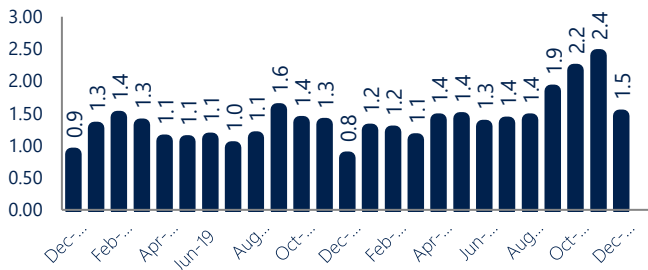
Months of Supply

1.5



Up 80%
Vs. Year Ago

Months Of Supply



Months of Supply

In December, there was 1.5 months of supply available in Arlington County, compared to 0.8 in December 2019. That is an increase of 79% versus a year ago.

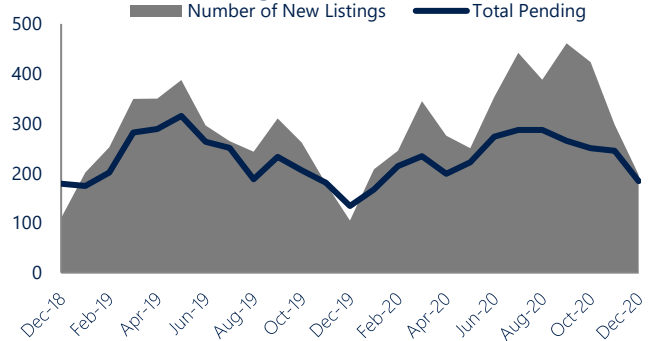
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

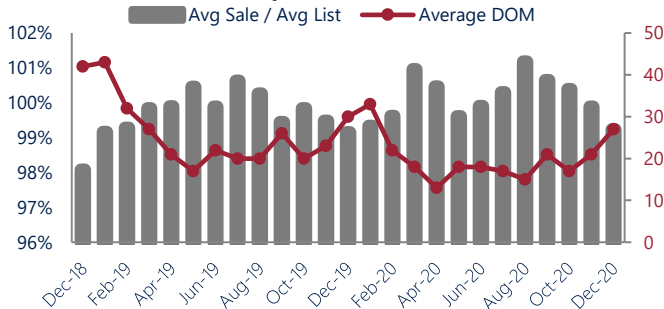
This month there were 197 homes newly listed for sale in Arlington County compared to 105 in December 2019, an increase of 88%.

There were 184 current contracts pending sale this December compared to 134 a year ago. The number of current contracts is 37% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Arlington County was 99.2% 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 27, lower than the average last year, which was 30, a decrease of 10%.



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