

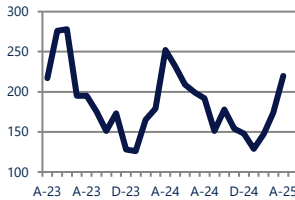
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

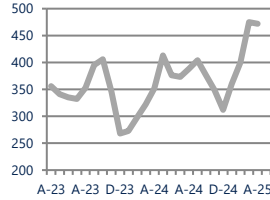
220



Down -13%
Vs. Year Ago

Active Inventory

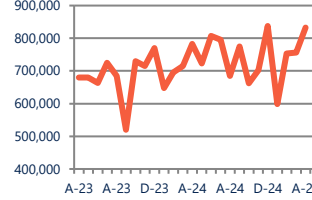
472



Up 34%
Vs. Year Ago

Median Sale Price

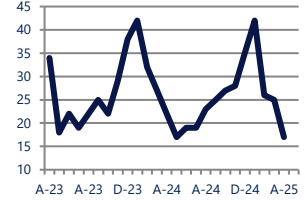
\$832,500



Up 6%
Vs. Year Ago

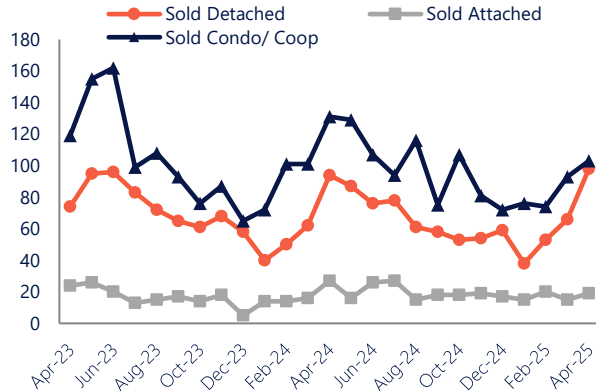
Days On Market

17



Down -23%
Vs. Year Ago

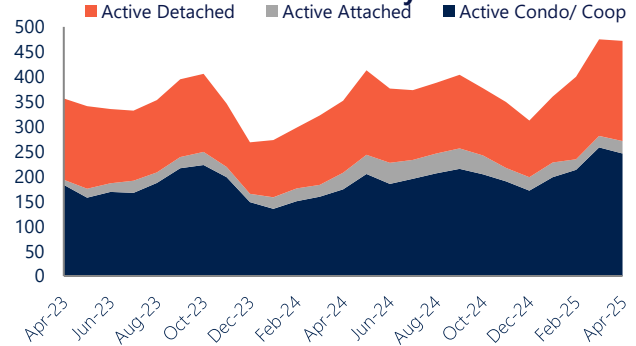
Units Sold*



Units Sold

There was an increase in total units sold in April, with 220 sold this month in Arlington County versus 174 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

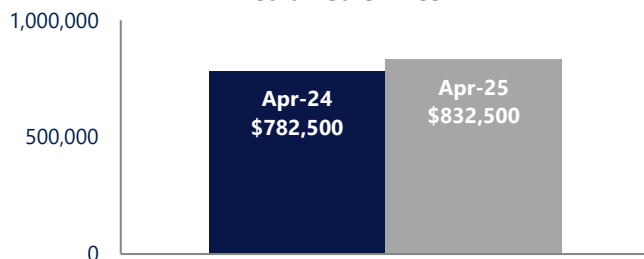
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 120 units or 34%. The total number of active inventory this April was 472 compared to 352 in April 2024. This month's total of 472 is lower than the previous month's total supply of available inventory of 475, a decrease of 1%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Arlington County Homes was \$782,500. This April, the median sale price was \$832,500, an increase of 6% or \$50,000 compared to last year. The current median sold price is 10% higher than in March.

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

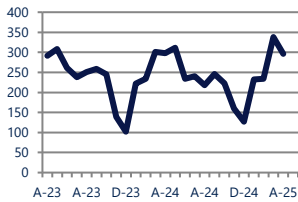
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

APRIL 2025

New Listings

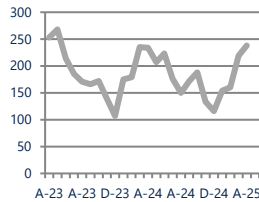
296



Down -1%
Vs. Year Ago

Current Contracts

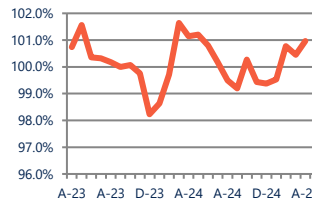
238



Up 2%
Vs. Year Ago

Sold Vs. List Price

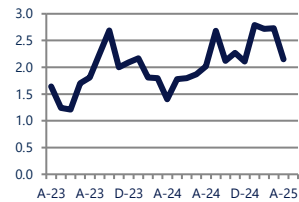
101.0%



No Change
Vs. Year Ago

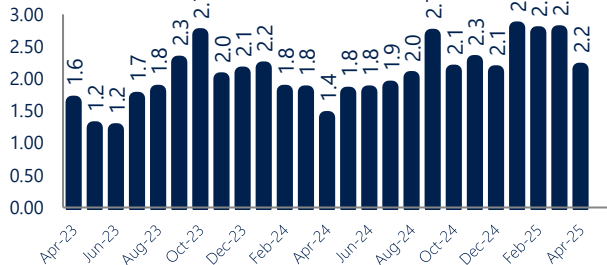
Months of Supply

2.2



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

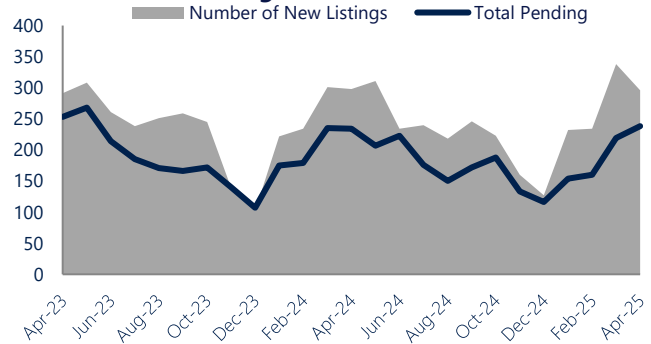
In April, there was 2.1 months of supply available in Arlington County, compared to 1.4 in April 2024. That is an increase of 54% versus a year ago.

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.

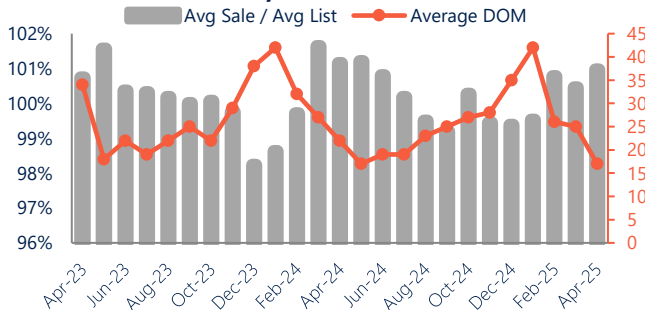
New Listings & Current Contracts

This month there were 296 homes newly listed for sale in Arlington County compared to 298 in April 2024, a decrease of 1%. There were 238 current contracts pending sale this April compared to 234 a year ago. The number of current contracts is 2% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Arlington County was 101.0% 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 17, lower than the average last year, which was 22, a decrease of 23%.