

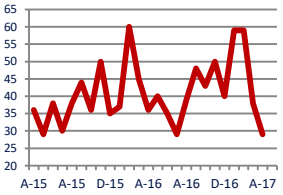
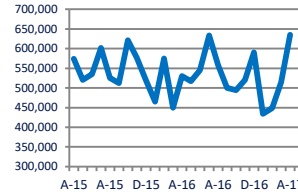
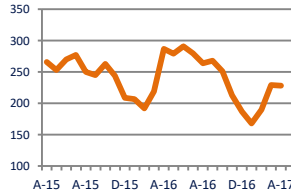
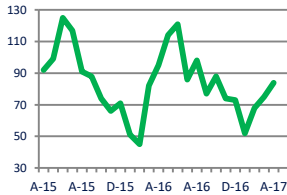


**Focus On: Clarendon, Ballston, and Rosslyn Housing Market**

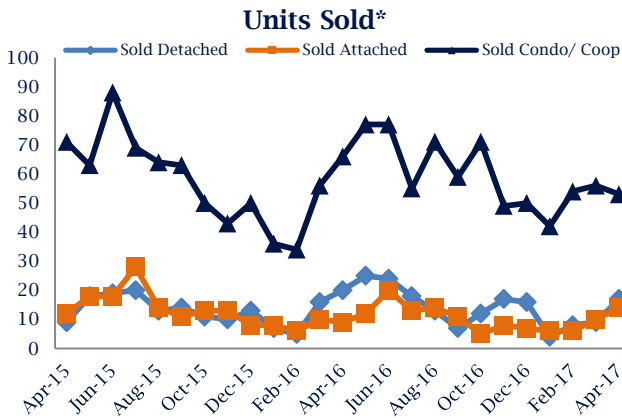
**April 2017**

Zip Code(s): 22201, 22203 and 22209

<b>Units Sold</b> 84	<b>Active Inventory</b> 228	<b>Median Sale Price</b> \$635,000	<b>Days On Market</b> 29
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<b>Down -12%</b> Vs. Year Ago	<b>Down -21%</b> Vs. Year Ago	<b>Up 20%</b> Vs. Year Ago	<b>Down -19%</b> Vs. Year Ago
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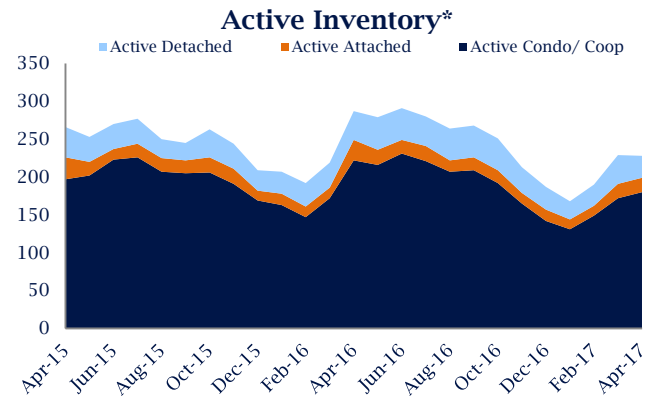


**Units Sold**

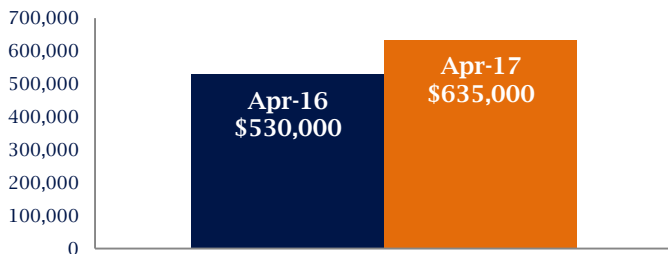
There was an increase in total units sold in April, with 84 sold this month in Clarendon, Ballston, and Rosslyn versus 75 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2016.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 59 units or 21%. The total number of active inventory this April was 228 compared to 287 in April 2016. This month's supply remained stable as compared to last month.



**Median Sale Price**



**Median Sale Price**

Last April, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$530,000. This April, the median sale price was \$635,000, an increase of 20% or \$105,000 compared to last year. The current median sold price is 23% 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.

Clarendon, Ballston, and Rosslyn are defined as properties listed in zip code/s 22201, 22203 and 22209.

\*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.





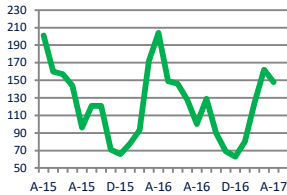
## Focus On: Clarendon, Ballston, and Rosslyn Housing Market

April 2017

Zip Code(s): 22201, 22203 and 22209

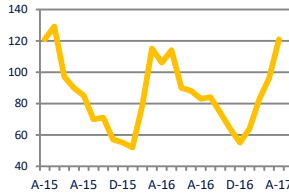
### New Listings

148



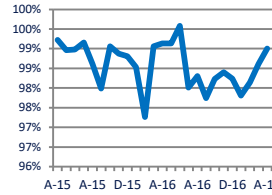
### Current Contracts

121



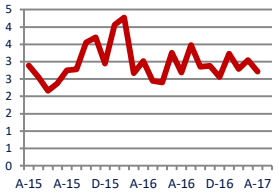
### Sold Vs. List Price

99.0%



### Months of Supply

2.7



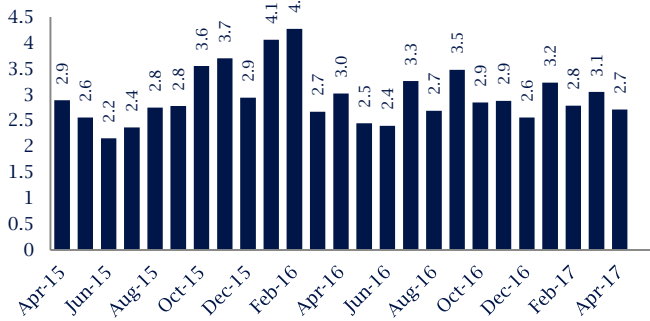
Down -27%  
Vs. Year Ago

Up 14%  
Vs. Year Ago

No Change  
Vs. Year Ago

Down -10%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

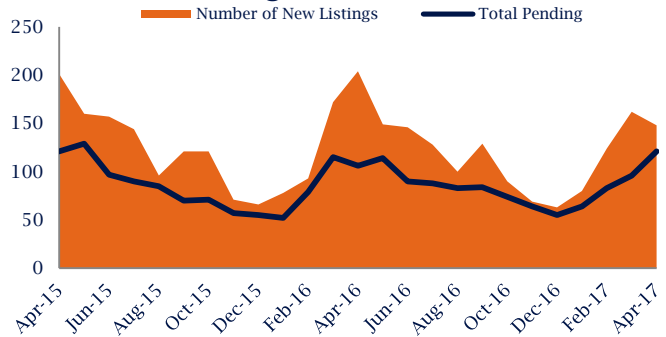
In April, there was 2.7 months of supply available in Clarendon, Ballston, and Rosslyn, compared to 3.0 in April 2016. That is a decrease of 10% versus a year ago.

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.

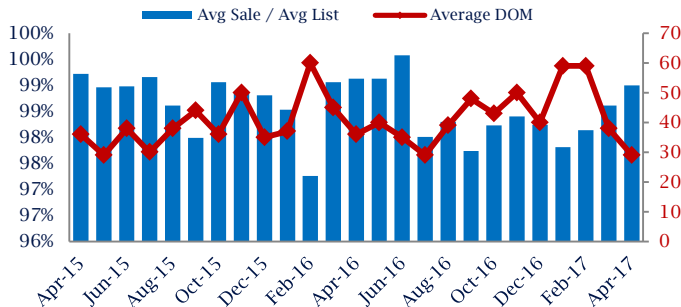
### New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 204 in April 2016, a decrease of 27%. There were 121 current contracts pending sale this April compared to 106 a year ago. The number of current contracts is 14% 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 Clarendon, Ballston, and Rosslyn was 99.0% 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 29, lower than the average last year, which was 36, a decrease of 19%.

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