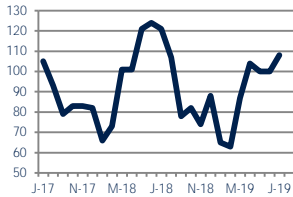


Focus On: Clarendon, Ballston, and Rosslyn Housing Market

July 2019

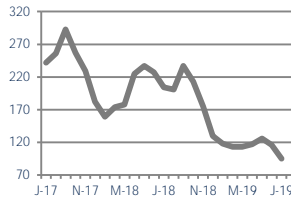
Zip Code(s): 22201, 22203 and 22209

Units Sold
108



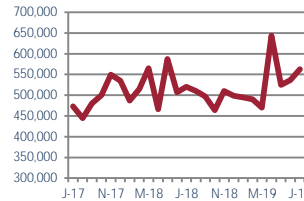
Down -11%
Vs. Year Ago

Active Inventory
95



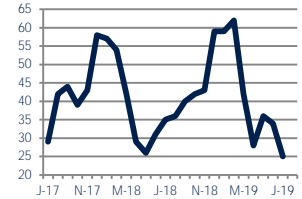
Down -53%
Vs. Year Ago

Median Sale Price
\$562,500



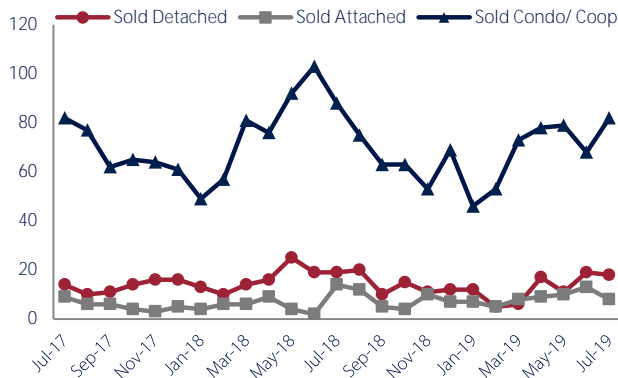
Up 8%
Vs. Year Ago

Days On Market
25



Down -29%
Vs. Year Ago

Units Sold*



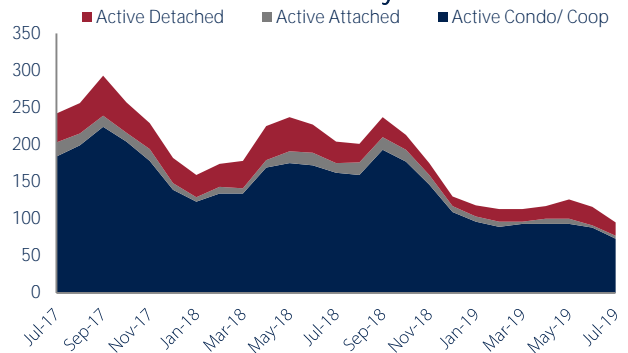
Units Sold

There was an increase in total units sold in July, with 108 sold this month in Clarendon, Ballston, and Rosslyn versus 100 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 109 units or 53%. The total number of active inventory this July was 95 compared to 204 in July 2018. This month's total of 95 is lower than the previous month's total supply of available inventory of 116, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$520,000. This July, the median sale price was \$562,500, an increase of 8% or \$42,500 compared to last year. The current median sold price is 5% higher than in June.

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 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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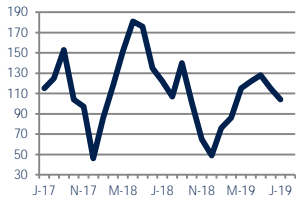
Focus On: Clarendon, Ballston, and Rosslyn Housing Market

July 2019

Zip Code(s): 22201, 22203 and 22209

New Listings

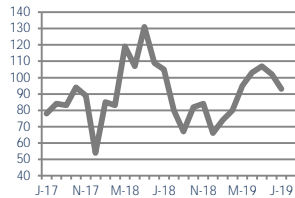
104



Down -15%
Vs. Year Ago

Current Contracts

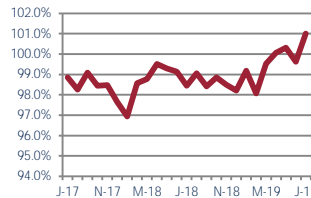
93



Down -11%
Vs. Year Ago

Sold Vs. List Price

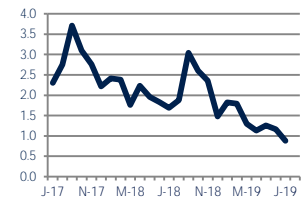
101.0%



Up 2.6%
Vs. Year Ago

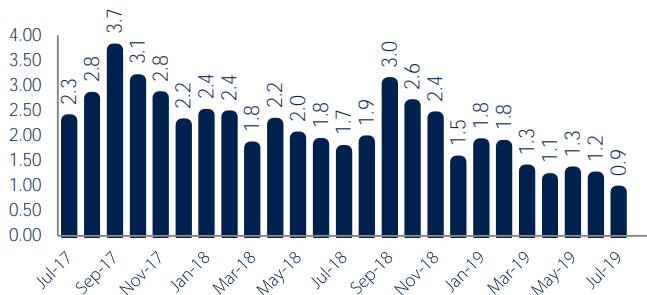
Months of Supply

0.9



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 0.9 months of supply available in Clarendon, Ballston, and Rosslyn, compared to 1.7 in July 2018. That is a decrease of 48% versus a year ago.

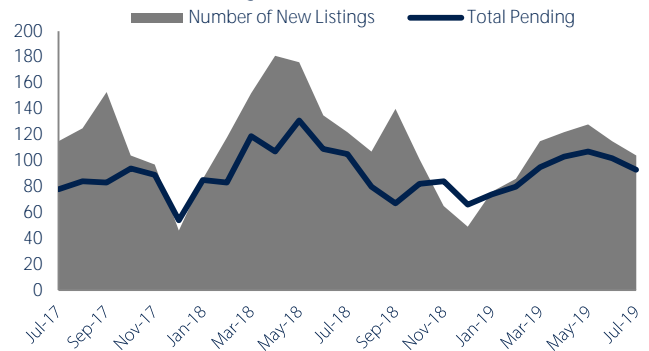
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

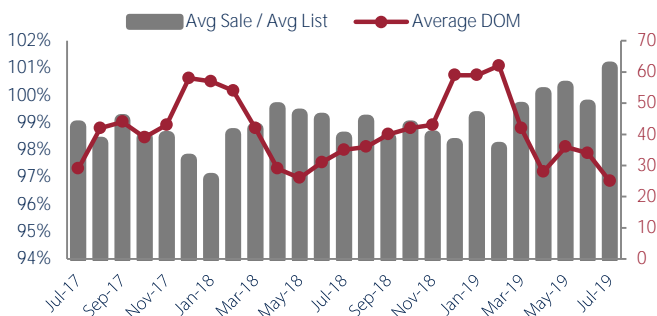
This month there were 104 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 122 in July 2018, a decrease of 15%.

There were 93 current contracts pending sale this July compared to 105 a year ago. The number of current contracts is 11% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Clarendon, Ballston, and Rosslyn was 101.0% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 35, a decrease of 29%.



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