

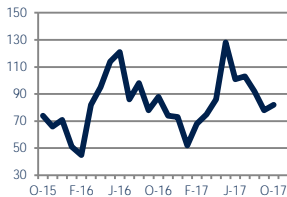
## Focus On: Clarendon, Ballston, and Rosslyn Housing Market

October 2017

Zip Code(s): 22201, 22203 and 22209

### Units Sold

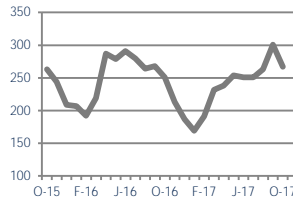
82



Down -7%  
Vs. Year Ago

### Active Inventory

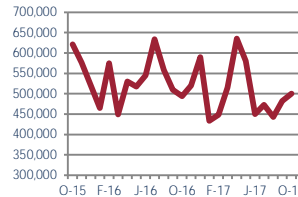
267



Up 6%  
Vs. Year Ago

### Median Sale Price

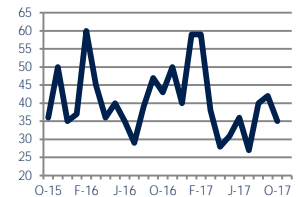
\$500,000



Up 1%  
Vs. Year Ago

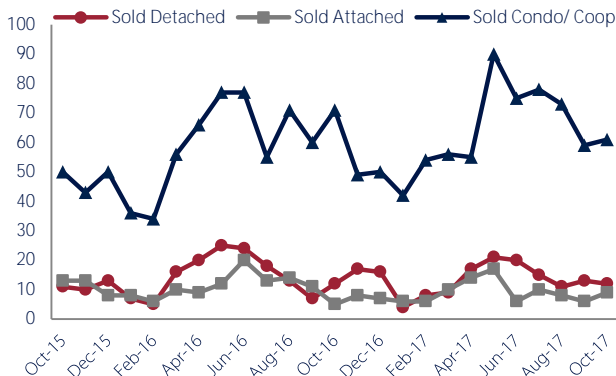
### Days On Market

35



Down -19%  
Vs. Year Ago

### Units Sold\*



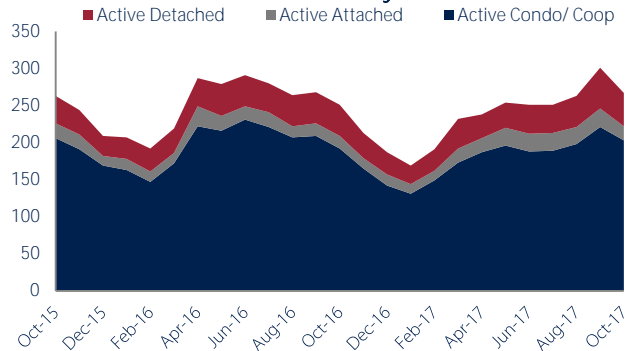
### Units Sold

There was an increase in total units sold in October, with 82 sold this month in Clarendon, Ballston, and Rosslyn versus 78 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 7% versus October 2016.

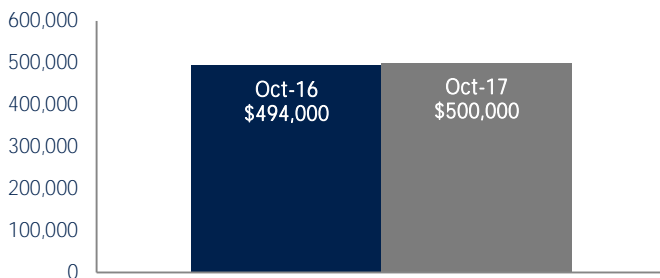
### Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 6%. The total number of active inventory this October was 267 compared to 251 in October 2016. This month's total of 267 is lower than the previous month's total supply of available inventory of 301, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$494,000. This October, the median sale price was \$500,000, an increase of 1% or \$6,000 compared to last year. The current median sold price is 4% higher than in September.

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

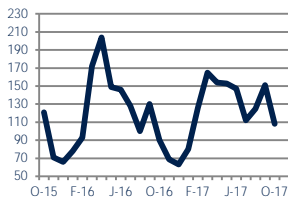
## Focus On: Clarendon, Ballston, and Rosslyn Housing Market

October 2017

Zip Code(s): 22201, 22203 and 22209

### New Listings

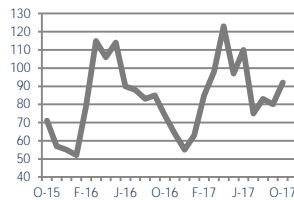
108



Up 20%  
Vs. Year Ago

### Current Contracts

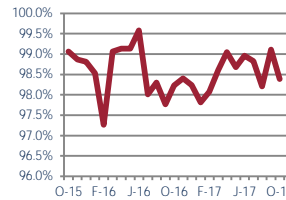
92



Up 24%  
Vs. Year Ago

### Sold Vs. List Price

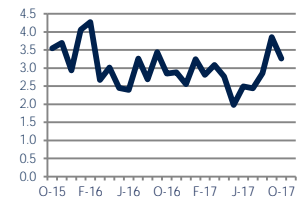
98.4%



No Change  
Vs. Year Ago

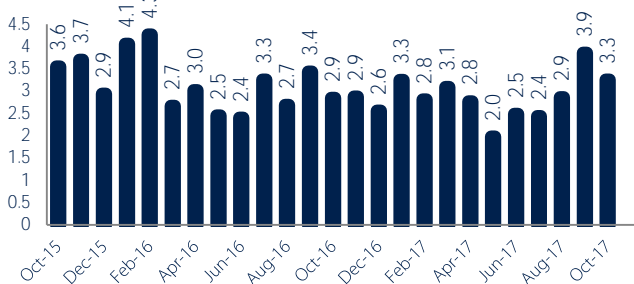
### Months of Supply

3.3



Up 14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

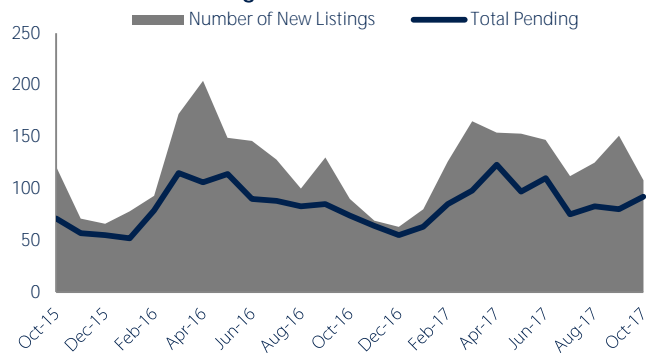
In October, there was 3.3 months of supply available in Clarendon, Ballston, and Rosslyn, compared to 2.9 in October 2016. That is an increase of 14% versus a year ago.

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.

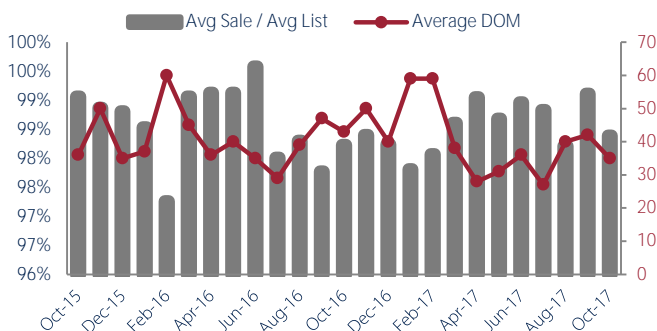
### New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 90 in October 2016, an increase of 20%. There were 92 current contracts pending sale this October compared to 74 a year ago. The number of current contracts is 24% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Clarendon, Ballston, and Rosslyn was 98.4% 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 35, lower than the average last year, which was 43, a decrease of 19%.