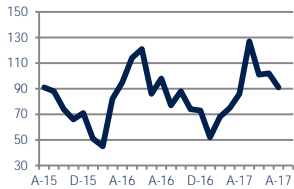


## Focus On: Clarendon, Ballston, and Rosslyn Housing Market

August 2017

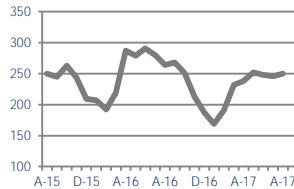
Zip Code(s): 22201, 22203 and 22209

**Units Sold**  
91



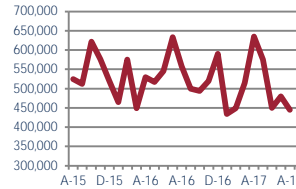
Down -7%  
Vs. Year Ago

**Active Inventory**  
250



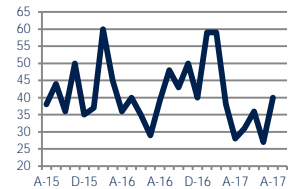
Down -5%  
Vs. Year Ago

**Median Sale Price**  
\$445,000



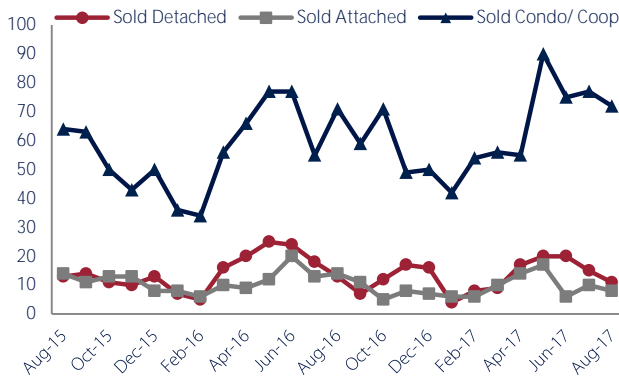
Down -20%  
Vs. Year Ago

**Days On Market**  
40



Up 3%  
Vs. Year Ago

### Units Sold\*



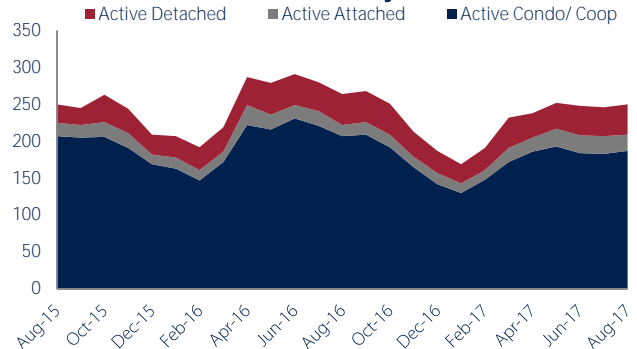
### Units Sold

There was a decrease in total units sold in August, with 91 sold this month in Clarendon, Ballston, and Rosslyn versus 102 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 7% versus August 2016.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 5%. The total number of active inventory this August was 250 compared to 264 in August 2016. This month's total of 250 is higher than the previous month's total supply of available inventory of 246, an increase of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$558,000. This August, the median sale price was \$445,000, a decrease of 20% or \$113,000 compared to last year. The current median sold price is 7% lower than in July.

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

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REAL ESTATE

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 TRIAD 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 TRIAD or Long & Foster Real Estate, Inc.

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

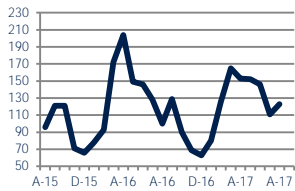




Zip Code(s): 22201, 22203 and 22209

### New Listings

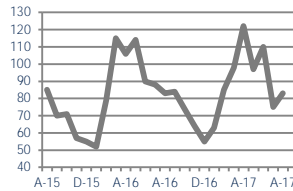
123



Up 23%  
Vs. Year Ago

### Current Contracts

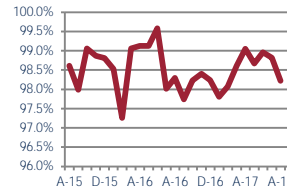
83



No Change  
Vs. Year Ago

### Sold Vs. List Price

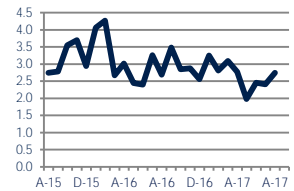
98.2%



No Change  
Vs. Year Ago

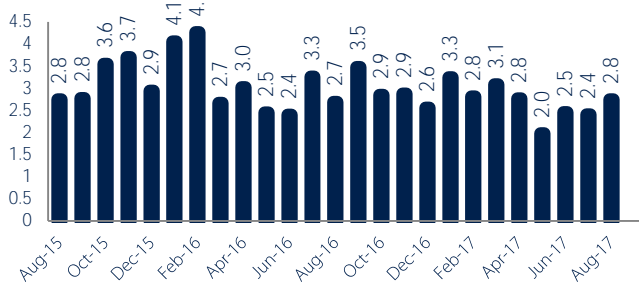
### Months of Supply

2.8



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

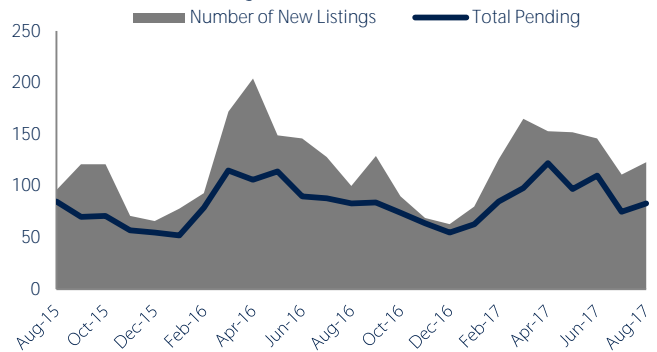
In August, there was 2.7 months of supply available in Clarendon, Ballston, and Rosslyn. The amount of supply is similar compared to a year ago.

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.

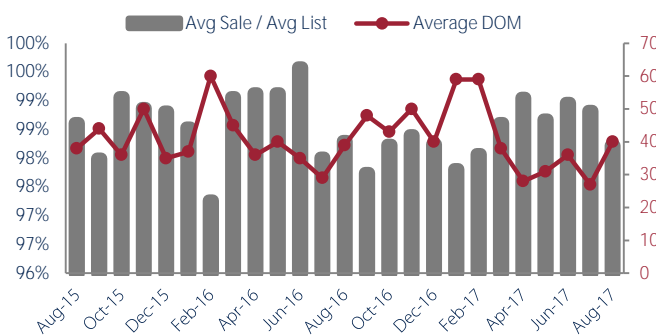
### New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 100 in August 2016, an increase of 23%. There were 83 current contracts pending sale this August, consistent with the volume a year ago. The number of current contracts is 11% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Clarendon, Ballston, and Rosslyn was 98.2% 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 40, higher than the average last year, which was 39, an increase of 3%.