

THE LONG & FOSTER MARKET MINUTE™

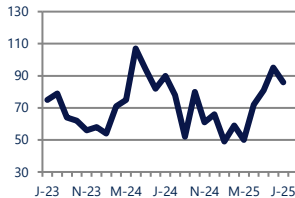
FOCUS ON: **CLARENDON, BALLSTON, AND ROSSLYN HOUSING MARKET**

JULY 2025

Zip Code(s): 22201, 22203 and 22209

Units Sold

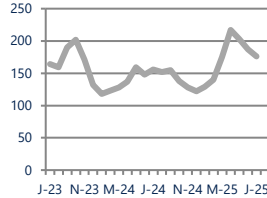
86



Down -4%
Vs. Year Ago

Active Inventory

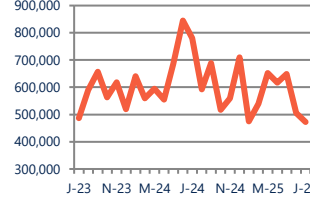
176



Up 13%
Vs. Year Ago

Median Sale Price

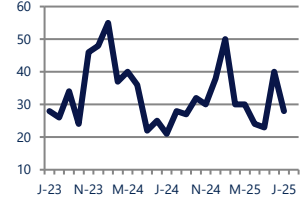
\$472,500



Down
Vs. Year Ago

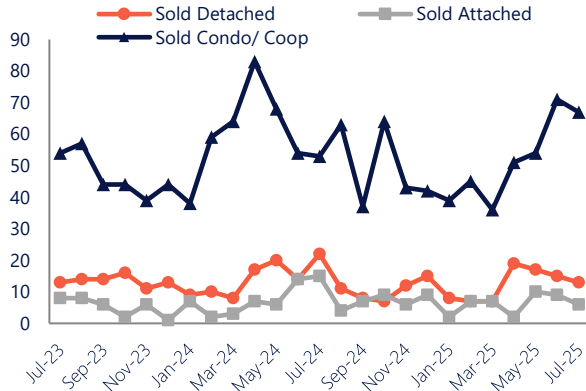
Days On Market

28



Up 33%
Vs. Year Ago

Units Sold*



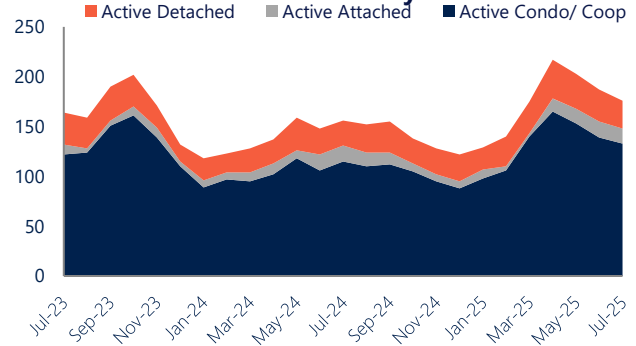
Units Sold

There was a decrease in total units sold in July, with 86 sold this month in Clarendon, Ballston, and Rosslyn versus 95 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 4% versus July 2024.

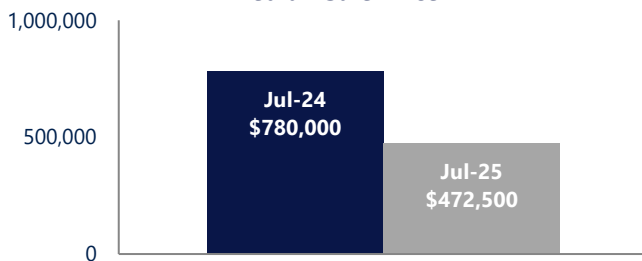
Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 13%. The total number of active inventory this July was 176 compared to 156 in July 2024. This month's total of 176 is lower than the previous month's total supply of available inventory of 187, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$780,000. This July, the median sale price was \$472,500, a decrease of \$307,500 compared to last year. The current median sold price is lower 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.

THE LONG & FOSTER MARKET MINUTE™

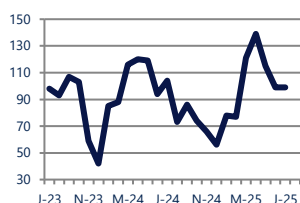
FOCUS ON: **CLARENDON, BALLSTON, AND ROSSLYN HOUSING MARKET**

JULY 2025

Zip Code(s): 22201, 22203 and 22209

New Listings

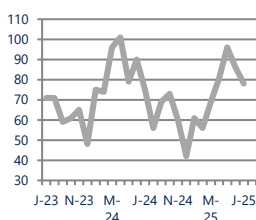
99



Down -5%
Vs. Year Ago

Current Contracts

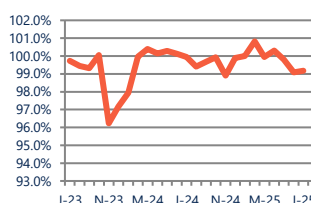
78



Up 4%
Vs. Year Ago

Sold Vs. List Price

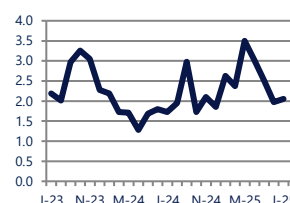
99.2%



Down -0.8%
Vs. Year Ago

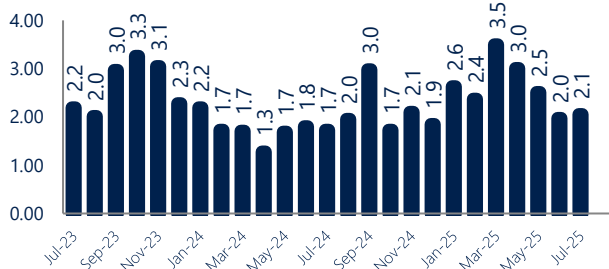
Months of Supply

2.1



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

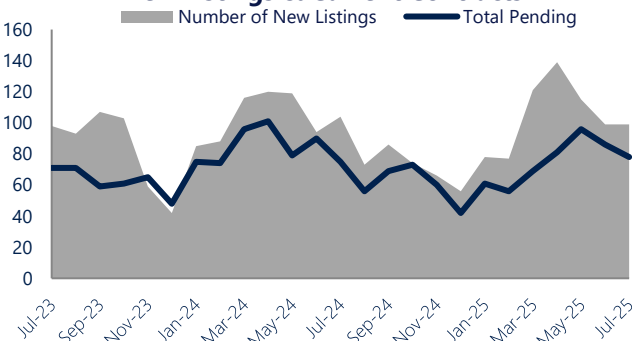
In July, there was 2.0 months of supply available in Clarendon, Ballston, and Rosslyn, compared to 1.7 in July 2024. That is an increase of 18% versus a year ago.

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.

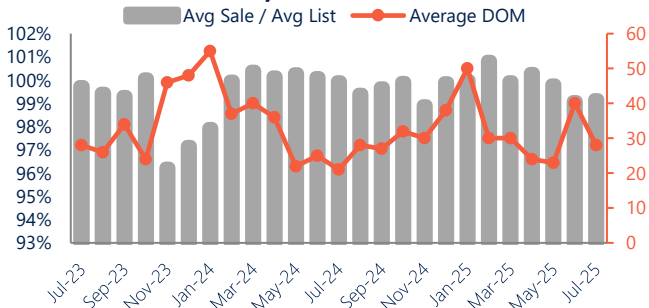
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 104 in July 2024, a decrease of 5%. There were 78 current contracts pending sale this July compared to 75 a year ago. The number of current contracts is 4% higher 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 99.2% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 21, an increase of 33%.

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.