

## Focus On: North Arlington Housing Market

July 2019

Zip Code(s): 22207, 22205 and 22213

### Units Sold

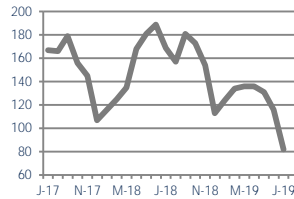
66



Down -12%  
Vs. Year Ago

### Active Inventory

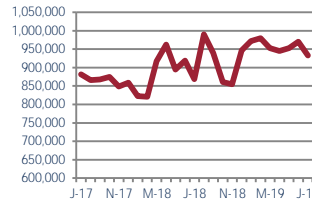
82



Down -51%  
Vs. Year Ago

### Median Sale Price

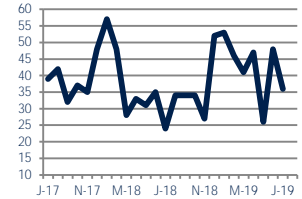
\$932,500



Up 7%  
Vs. Year Ago

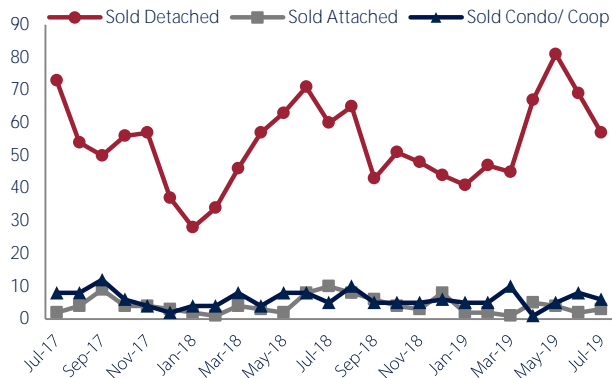
### Days On Market

36



Up 50%  
Vs. Year Ago

### Units Sold\*



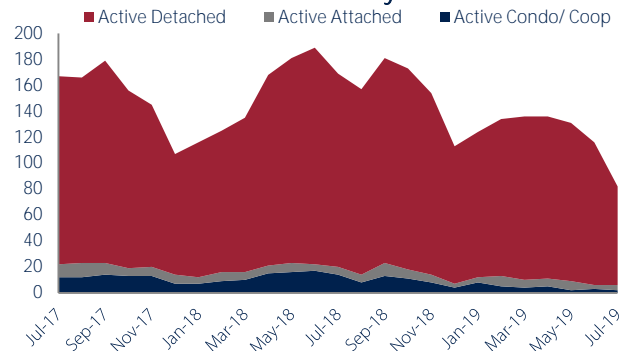
### Units Sold

There was a decrease in total units sold in July, with 66 sold this month in North Arlington versus 79 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 51%. The total number of active inventory this July was 82 compared to 169 in July 2018. This month's total of 82 is lower than the previous month's total supply of available inventory of 116, a decrease of 29%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for North Arlington Homes was \$869,000. This July, the median sale price was \$932,500, an increase of 7% or \$63,500 compared to last year. The current median sold price is 4% 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.

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\*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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INTERNATIONAL REAL ESTATE



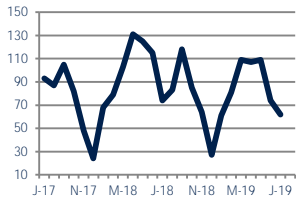
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Zip Code(s): 22207, 22205 and 22213

### New Listings

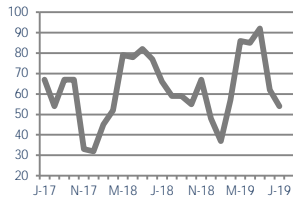
62



Down -16%  
Vs. Year Ago

### Current Contracts

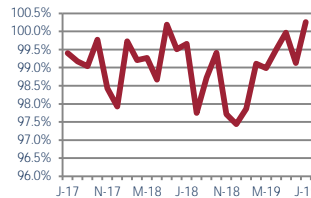
54



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

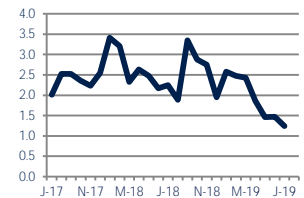
100.3%



Up 0.6%  
Vs. Year Ago

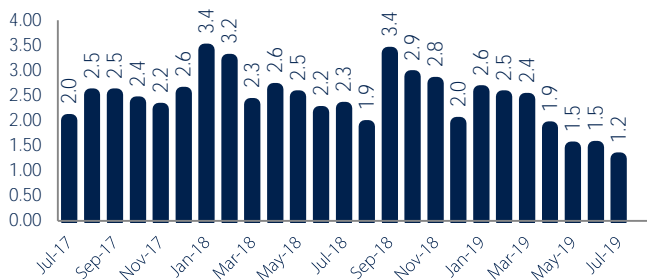
### Months of Supply

1.2



Down -45%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

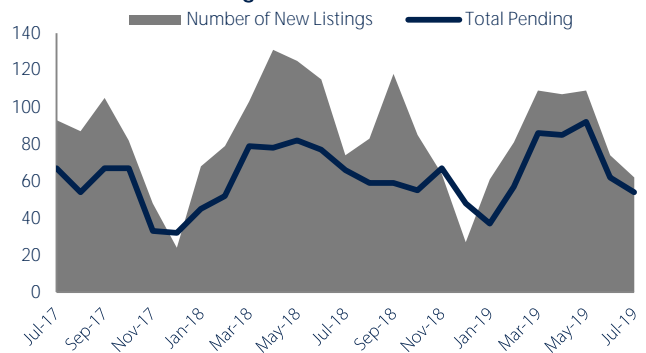
In July, there was 1.2 months of supply available in North Arlington, compared to 2.3 in July 2018. That is a decrease of 45% versus a year ago.

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.

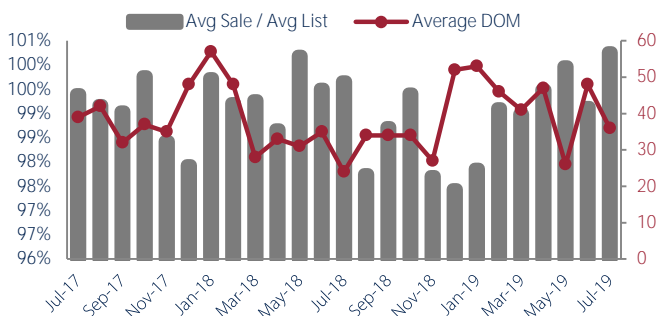
### New Listings & Current Contracts

This month there were 62 homes newly listed for sale in North Arlington compared to 74 in July 2018, a decrease of 16%. There were 54 current contracts pending sale this July compared to 66 a year ago. The number of current contracts is 18% 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 North Arlington was 100.3% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 24, an increase of 50%.



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