

# THE LONG & FOSTER MARKET MINUTE™

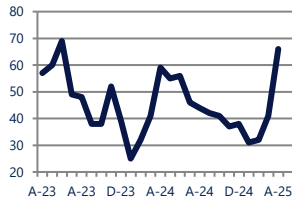
FOCUS ON: **NORTH ARLINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 22207, 22205 and 22213

## Units Sold

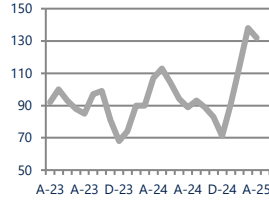
66



Up 12%  
Vs. Year Ago

## Active Inventory

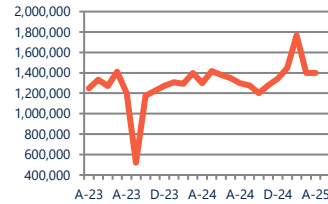
132



Up 23%  
Vs. Year Ago

## Median Sale Price

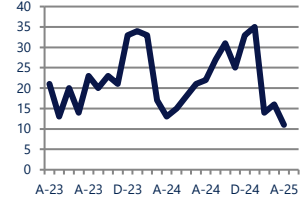
\$1,400,000



Up 8%  
Vs. Year Ago

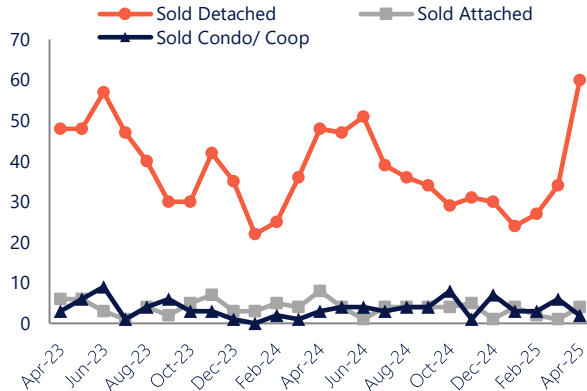
## Days On Market

11



Down -15%  
Vs. Year Ago

## Units Sold\*



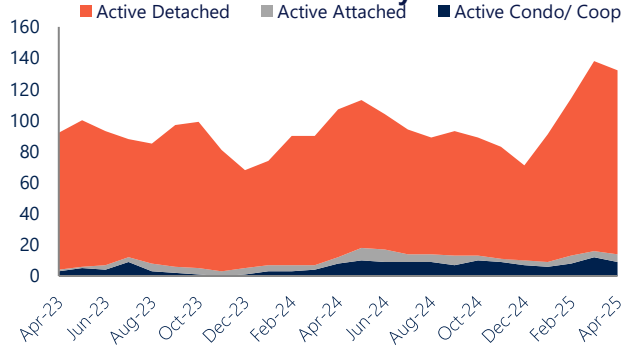
## Units Sold

There was an increase in total units sold in April, with 66 sold this month in North Arlington. This month's total units sold was higher than at this time last year.

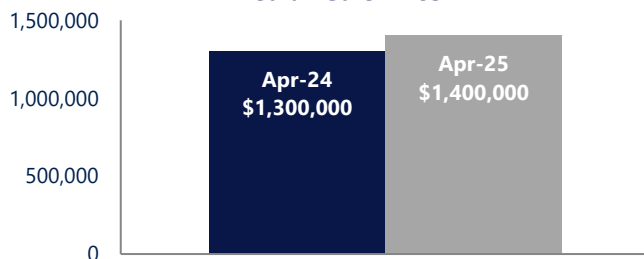
## Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 23%. The total number of active inventory this April was 132 compared to 107 in April 2024. This month's total of 132 is lower than the previous month's total supply of available inventory of 138, a decrease of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for North Arlington Homes was \$1,300,000. This April, the median sale price was \$1,400,000, an increase of 8% or \$100,000 compared to last year. The current median sold price is approximately the same as the median price in March.

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

North Arlington are defined as properties listed in zip code/s 22207, 22205 and 22213.

\*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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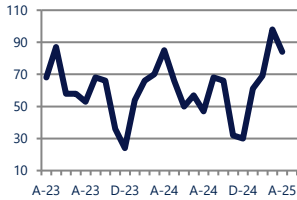
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APRIL 2025

Zip Code(s): 22207, 22205 and 22213

### New Listings

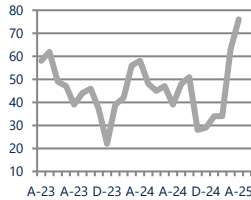
84



**Down -1%**  
Vs. Year Ago

### Current Contracts

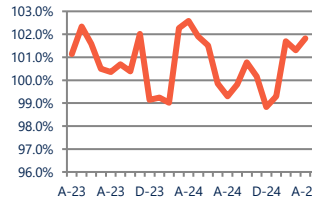
76



**Up 31%**  
Vs. Year Ago

### Sold Vs. List Price

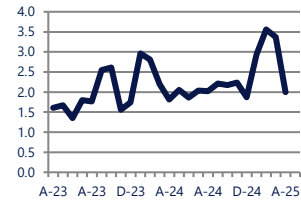
101.8%



**Down -0.7%**  
Vs. Year Ago

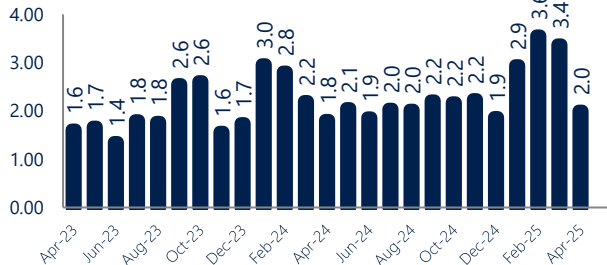
### Months of Supply

2.0



**Up 10%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

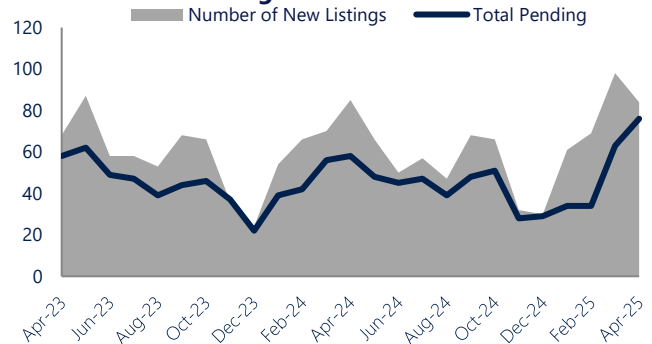
In April, there was 2.0 months of supply available in North Arlington, compared to 1.8 in April 2024. That is an increase of 10% versus a year ago.

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.

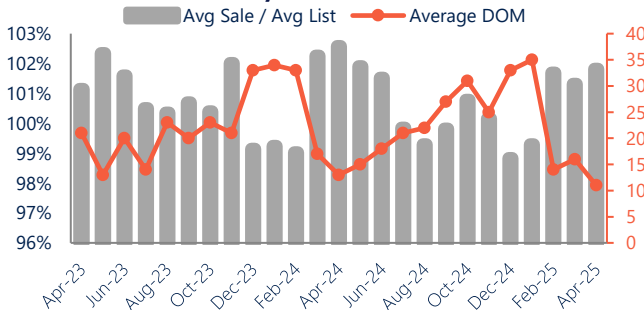
### New Listings & Current Contracts

This month there were 84 homes newly listed for sale in North Arlington compared to 85 in April 2024, a decrease of 1%. There were 76 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 31% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in North Arlington was 101.8% 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 11, lower than the average last year, which was 13, a decrease of 15%.

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