

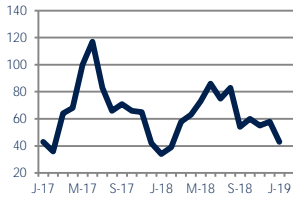
Focus On: North Arlington Housing Market

January 2019

Zip Code(s): 22207, 22205 and 22213

Units Sold

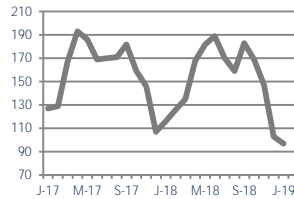
43



Up 26%
Vs. Year Ago

Active Inventory

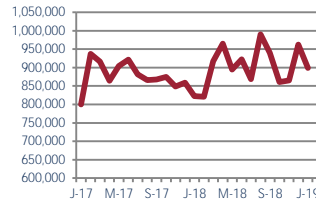
97



Down -16%
Vs. Year Ago

Median Sale Price

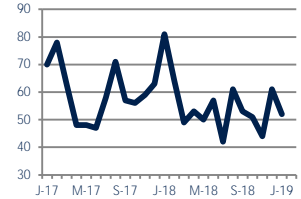
\$899,000



Up 9%
Vs. Year Ago

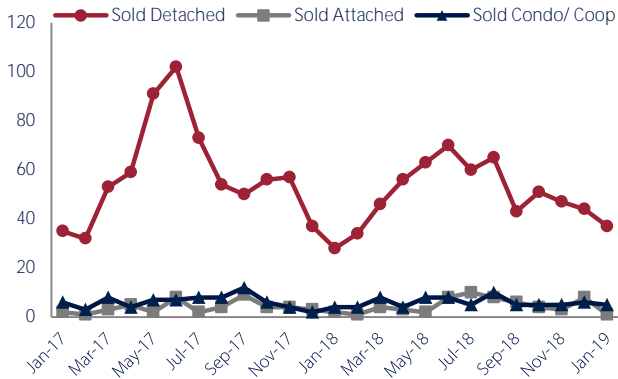
Days On Market

52



Down -36%
Vs. Year Ago

Units Sold*



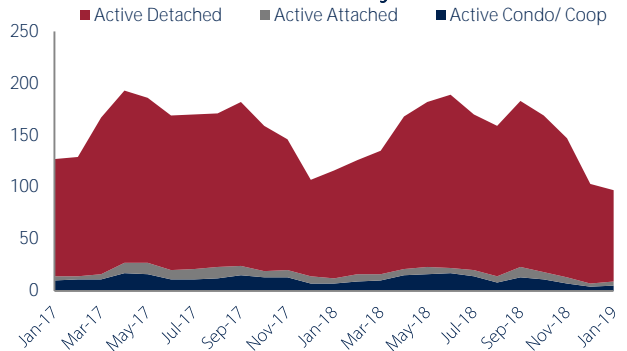
Units Sold

There was a decrease in total units sold in January, with 43 sold this month in North Arlington versus 58 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 26% versus January 2018.

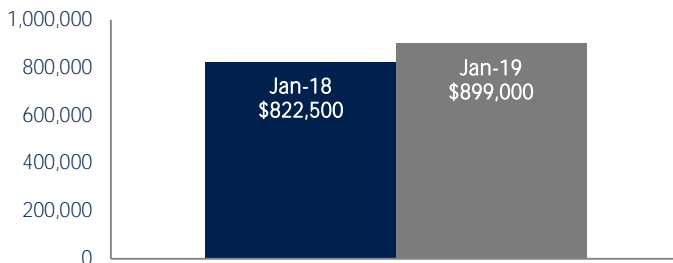
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 16%. The total number of active inventory this January was 97 compared to 116 in January 2018. This month's total of 97 is lower than the previous month's total supply of available inventory of 103, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for North Arlington Homes was \$822,500. This January, the median sale price was \$899,000, an increase of 9% or \$76,500 compared to last year. The current median sold price is 7% lower than in December.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





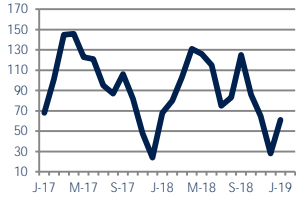
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January 2019

Zip Code(s): 22207, 22205 and 22213

New Listings

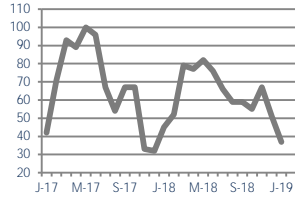
61



Down -10%
Vs. Year Ago

Current Contracts

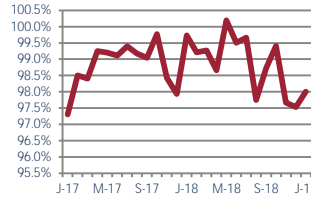
37



Down -18%
Vs. Year Ago

Sold Vs. List Price

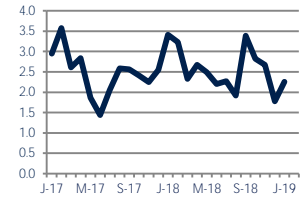
98.0%



Down -1.7%
Vs. Year Ago

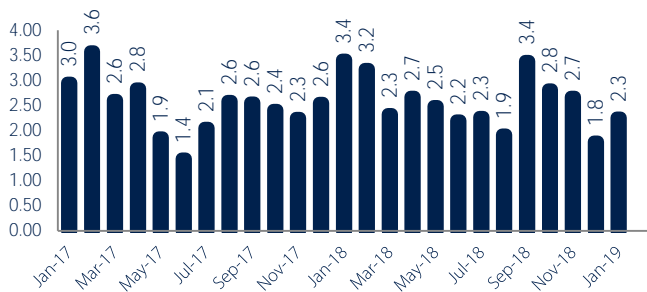
Months of Supply

2.3



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

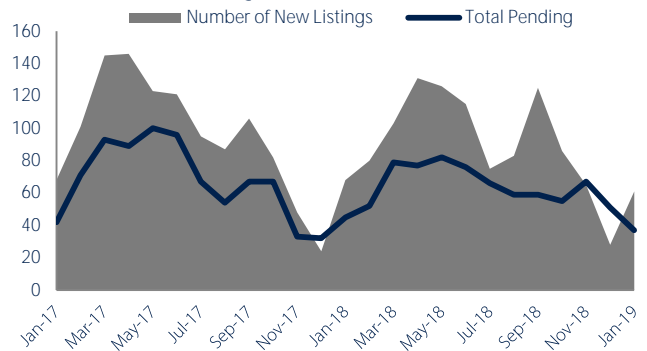
In January, there was 2.3 months of supply available in North Arlington, compared to 3.4 in January 2018. That is a decrease of 34% versus a year ago.

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.

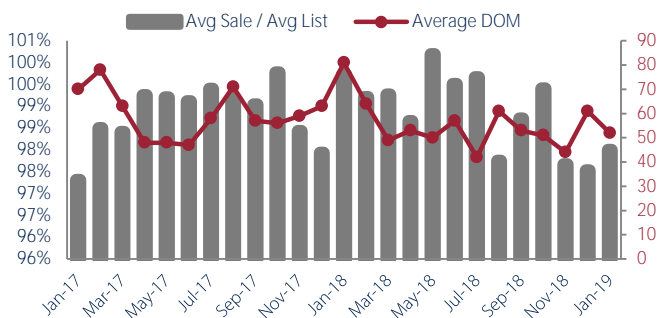
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in North Arlington compared to 68 in January 2018, a decrease of 10%. There were 37 current contracts pending sale this January compared to 45 a year ago. The number of current contracts is 18% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in North Arlington was 98.0% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 81, a decrease of 36%.



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