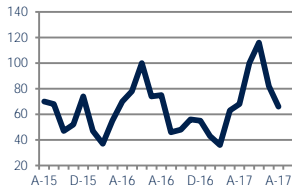


Focus On: North Arlington Housing Market

August 2017

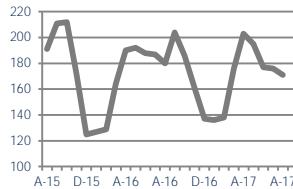
Zip Code(s): 22207, 22205 and 22213

Units Sold
66



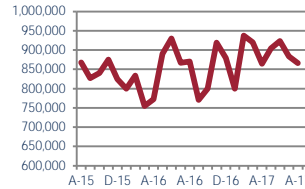
Down -12%
Vs. Year Ago

Active Inventory
171



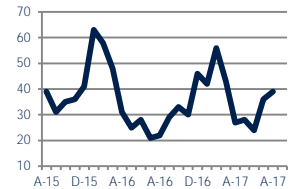
Down -5%
Vs. Year Ago

Median Sale Price
\$866,000



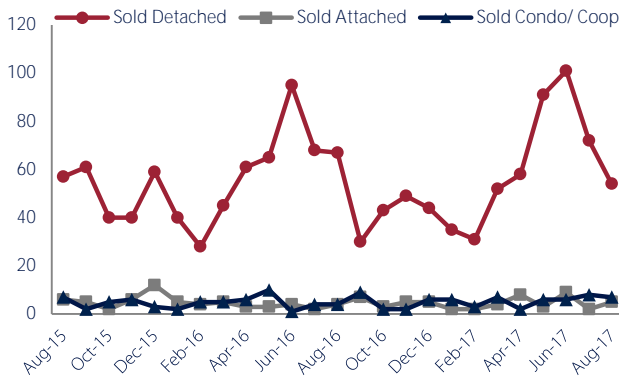
No Change
Vs. Year Ago

Days On Market
39



Up 77%
Vs. Year Ago

Units Sold*



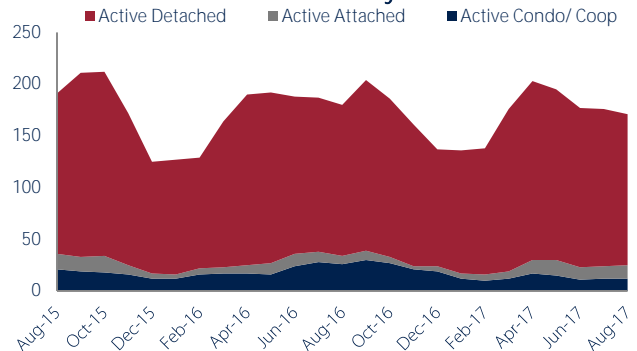
Units Sold

There was a decrease in total units sold in August, with 66 sold this month in North Arlington versus 82 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 12% versus August 2016.

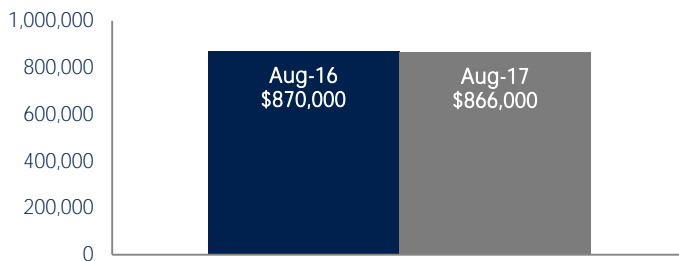
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 5%. The total number of active inventory this August was 171 compared to 180 in August 2016. This month's total of 171 is lower than the previous month's total supply of available inventory of 176, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for North Arlington Homes was \$870,000. This August, the median sale price was \$866,000, which is similar compared to a year ago. The current median sold price is 2% 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.



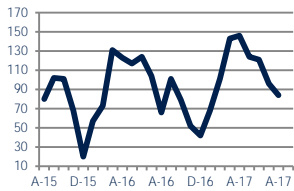
Focus On: North Arlington Housing Market

August 2017

Zip Code(s): 22207, 22205 and 22213

New Listings

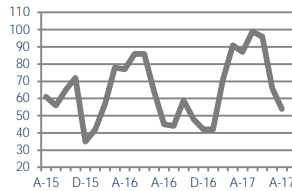
84



Up 27%
Vs. Year Ago

Current Contracts

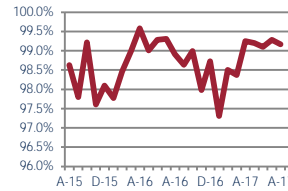
54



Up 20%
Vs. Year Ago

Sold Vs. List Price

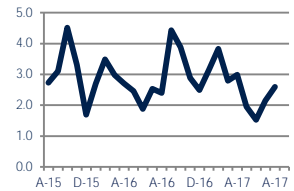
99.2%



No Change
Vs. Year Ago

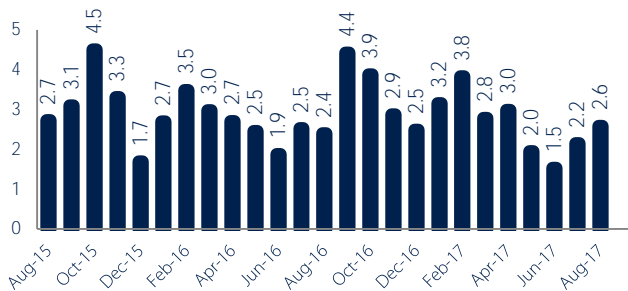
Months of Supply

2.6



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

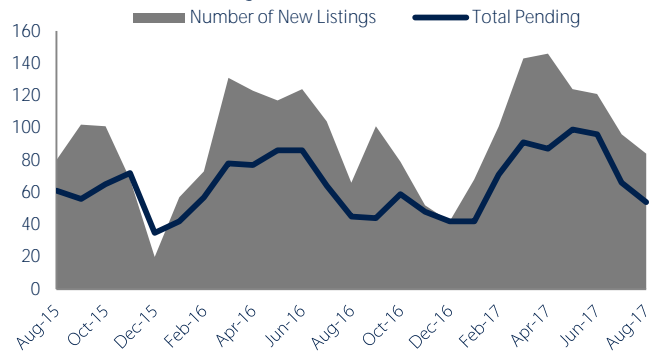
In August, there was 2.6 months of supply available in North Arlington, compared to 2.4 in August 2016. That is an increase of 8% versus a year ago.

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.

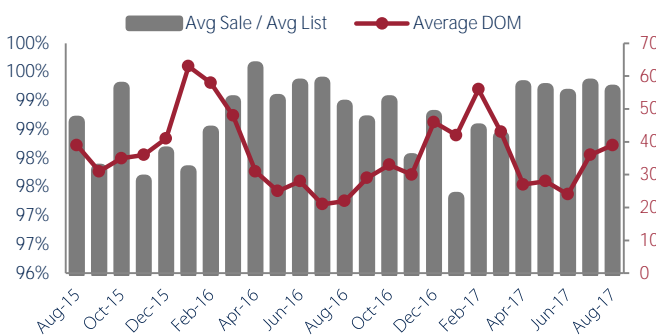
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in North Arlington compared to 66 in August 2016, an increase of 27%. There were 54 current contracts pending sale this August compared to 45 a year ago. The number of current contracts is 20% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in North Arlington was 99.2% 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 39, higher than the average last year, which was 22, an increase of 77%.