

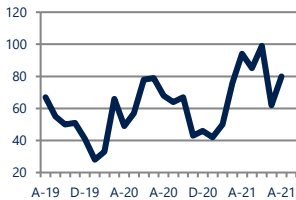


Focus On: Annandale Housing Market

August 2021

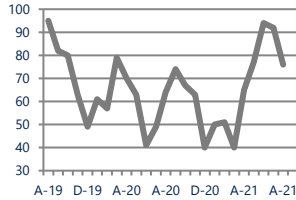
Zip Code(s): 22003

Units Sold
80



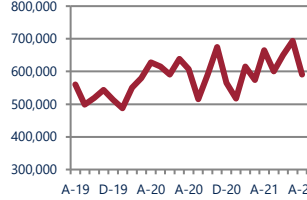
Up 18%
Vs. Year Ago

Active Inventory
76



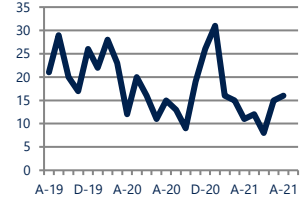
Up 19%
Vs. Year Ago

Median Sale Price
\$590,500



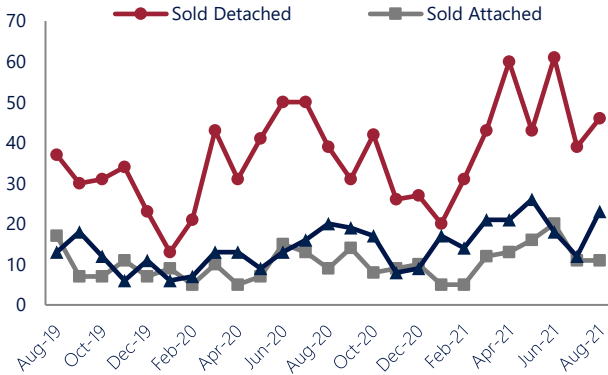
Down -3%
Vs. Year Ago

Days On Market
16



Up 7%
Vs. Year Ago

Units Sold*



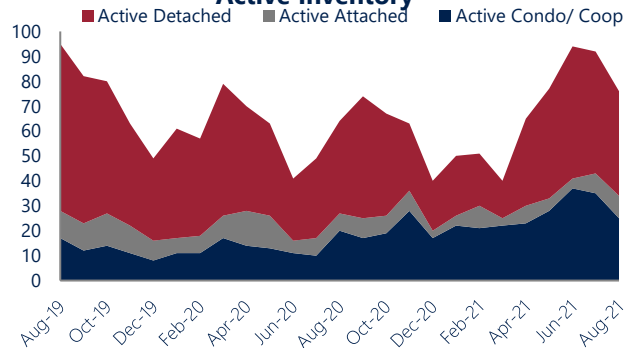
Units Sold

There was an increase in total units sold in August, with 80 sold this month in Annandale versus 62 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 18% versus August 2020.

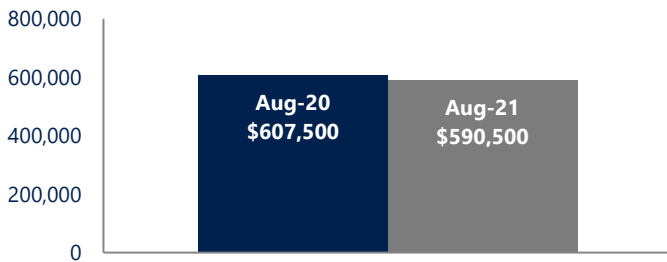
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 19%. The total number of active inventory this August was 76 compared to 64 in August 2020. This month's total of 76 is lower than the previous month's total supply of available inventory of 92, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Annandale Homes was \$607,500. This August, the median sale price was \$590,500, a decrease of 3% or \$17,000 compared to last year. The current median sold price is 15% 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.

Annandale are defined as properties listed in zip code/s 22003.

*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.





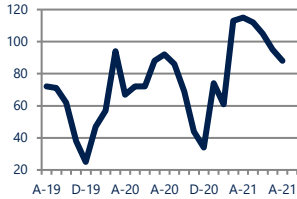
Focus On: Annandale Housing Market

August 2021

Zip Code(s): 22003

New Listings

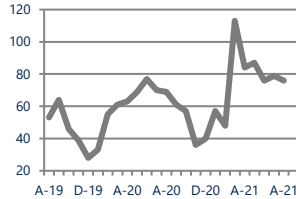
88



Down -4%
Vs. Year Ago

Current Contracts

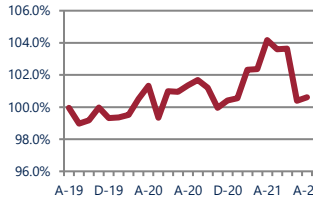
76



Up 10%
Vs. Year Ago

Sold Vs. List Price

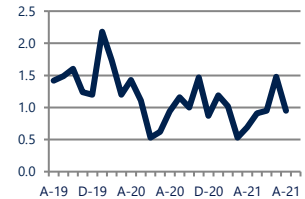
100.6%



Down -0.7%
Vs. Year Ago

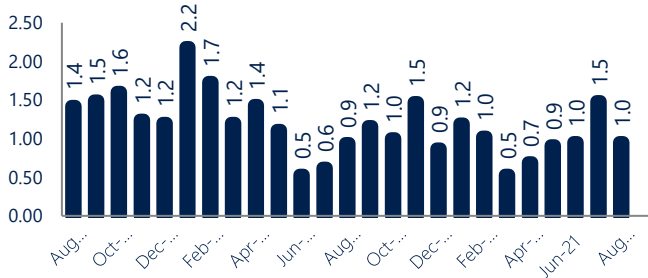
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

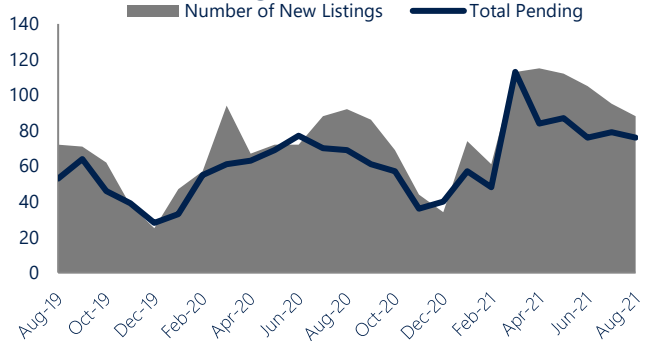
In August, there was 1.0 months of supply available in Annandale. The amount of supply is similar compared to a year ago.

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.

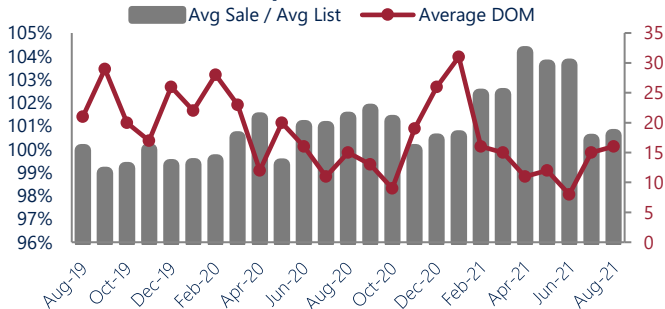
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Annandale compared to 92 in August 2020, a decrease of 4%. There were 76 current contracts pending sale this August compared to 69 a year ago. The number of current contracts is 10% 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 Annandale was 100.6% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 15, an increase of 7%.

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