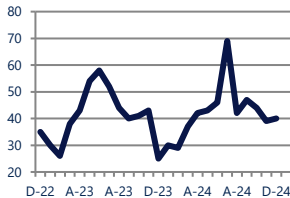


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNANDALE HOUSING MARKET** DECEMBER 2024

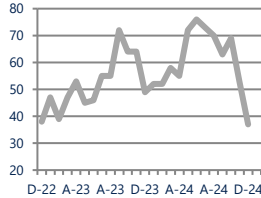
Zip Code(s): 22003

Units Sold
40



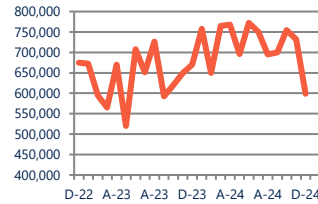
Up
Vs. Year Ago

Active Inventory
37



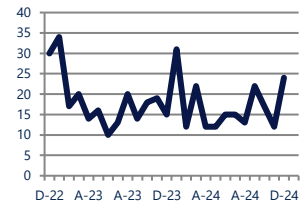
Down -24%
Vs. Year Ago

Median Sale Price
\$598,450



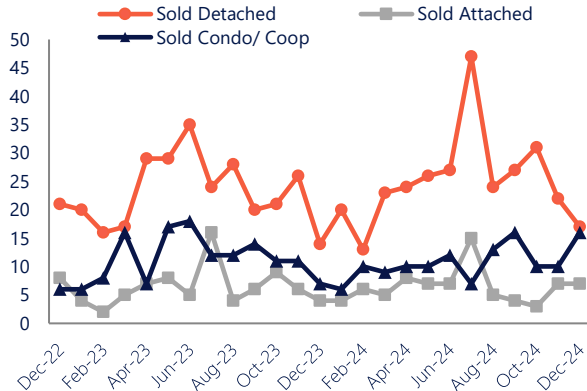
Down -11%
Vs. Year Ago

Days On Market
24



Up 60%
Vs. Year Ago

Units Sold*



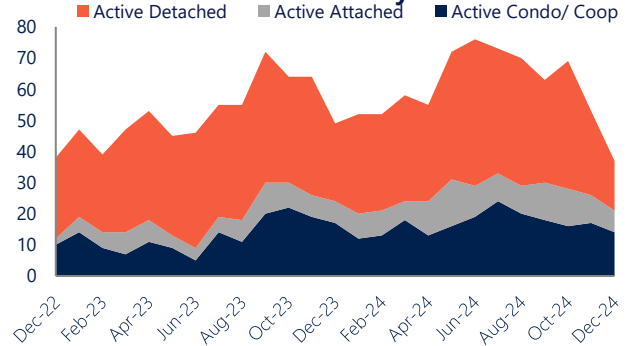
Units Sold

There was an increase in total units sold in December, with 40 sold this month in Annandale. 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 lower by 12 units or 24%. The total number of active inventory this December was 37 compared to 49 in December 2023. This month's total of 37 is lower than the previous month's total supply of available inventory of 53, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Annandale Homes was \$670,000. This December, the median sale price was \$598,450, a decrease of 11% or \$71,550 compared to last year. The current median sold price is 18% lower than in November.

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.

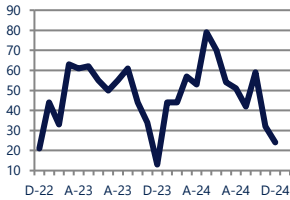
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNANDALE HOUSING MARKET** DECEMBER 2024

Zip Code(s): 22003

New Listings

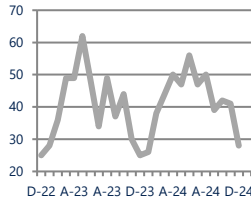
24



Up 85%
Vs. Year Ago

Current Contracts

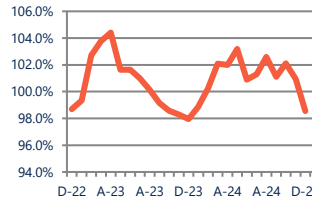
28



Up 12%
Vs. Year Ago

Sold Vs. List Price

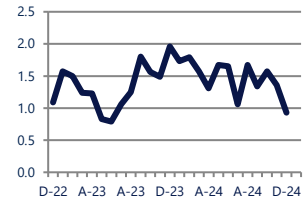
98.6%



Up 0.6%
Vs. Year Ago

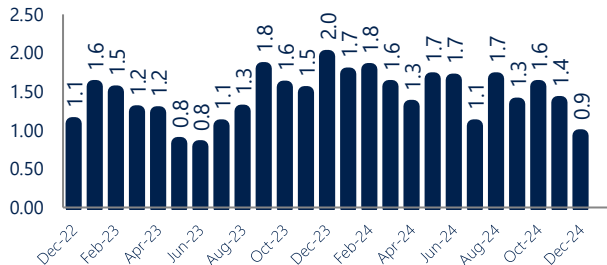
Months of Supply

0.9



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

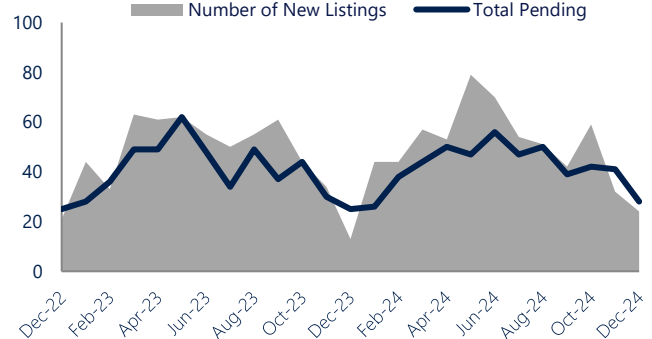
In December, there was 0.9 months of supply available in Annandale, compared to 2.0 in December 2023. That is a decrease of 53% versus a year ago.

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.

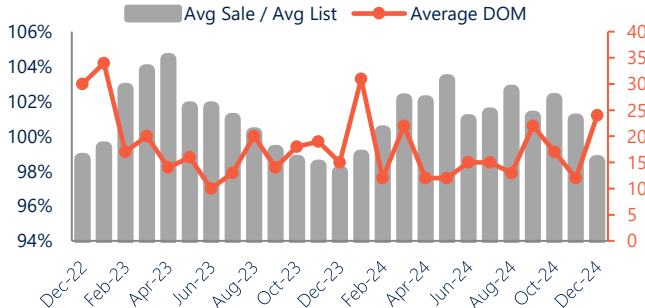
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Annandale compared to 13 in December 2023, an increase of 85%. There were 28 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 12% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Annandale was 98.6% 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 24, higher than the average last year, which was 15, an increase of 60%.

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