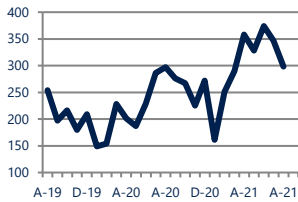




Focus On: Arlington County Housing Market

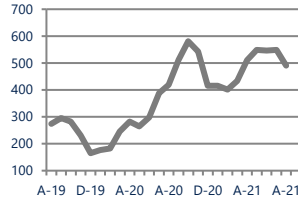
August 2021

Units Sold
298



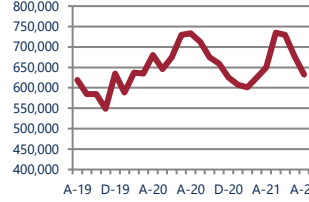
No Change
Vs. Year Ago

Active Inventory
491



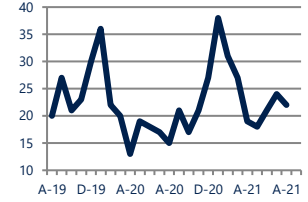
Up 17%
Vs. Year Ago

Median Sale Price
\$632,500



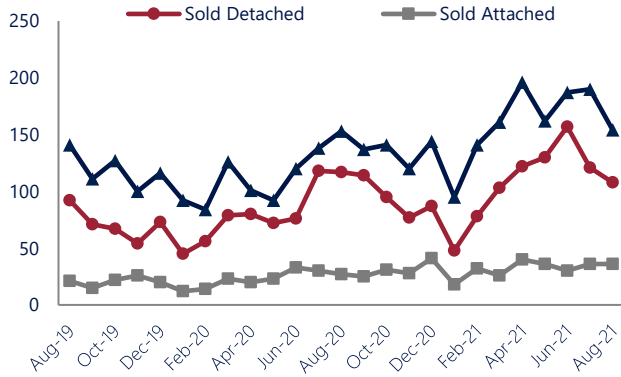
Down -14%
Vs. Year Ago

Days On Market
22



Up 47%
Vs. Year Ago

Units Sold*



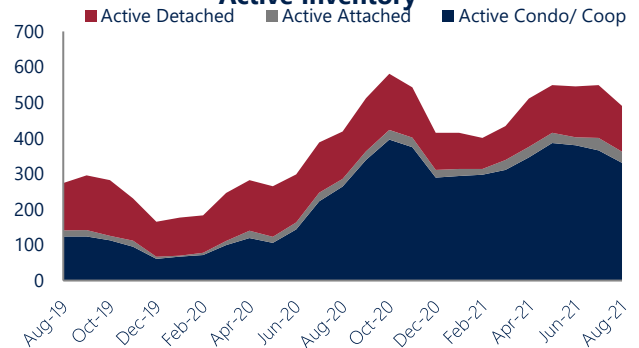
Units Sold

There was a decrease in total units sold in August, with 298 sold this month in Arlington County, a decrease of 14%. This month's total units sold is similar compared to a year ago.

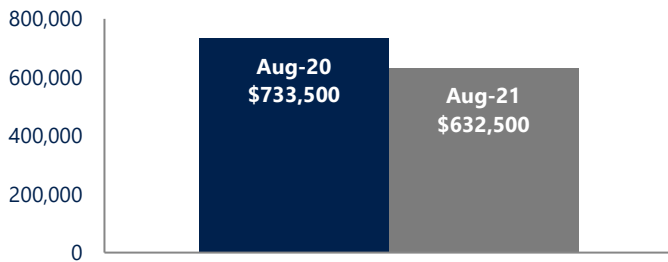
Active Inventory

Versus last year, the total number of homes available this month is higher by 72 units or 17%. The total number of active inventory this August was 491 compared to 419 in August 2020. This month's total of 491 is lower than the previous month's total supply of available inventory of 549, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Arlington County Homes was \$733,500. This August, the median sale price was \$632,500, a decrease of 14% or \$101,000 compared to last year. The current median sold price is 6% 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.



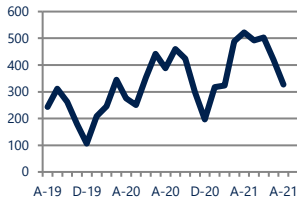
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

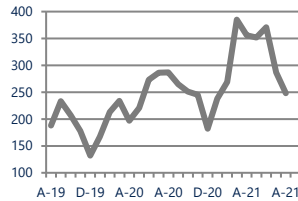
327



Down -16%
Vs. Year Ago

Current Contracts

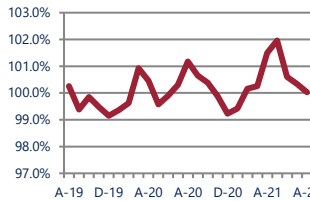
248



Down -14%
Vs. Year Ago

Sold Vs. List Price

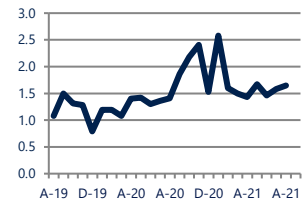
100.0%



Down -1.1%
Vs. Year Ago

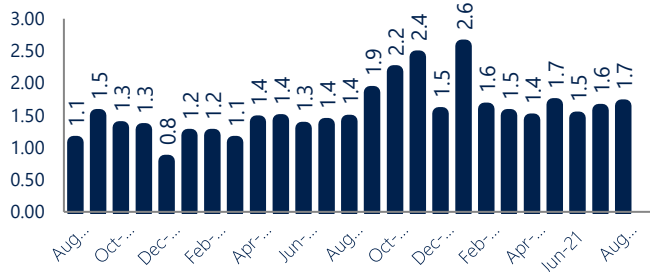
Months of Supply

1.7



Up 17%
Vs. Year Ago

Months of Supply



Months of Supply

In August, there was 1.6 months of supply available in Arlington County, compared to 1.4 in August 2020. That is an increase of 17% versus a year ago.

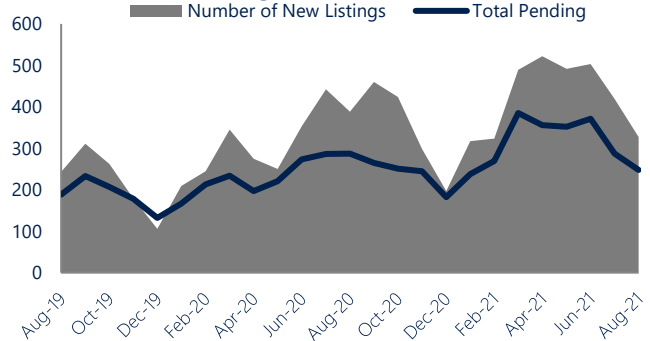
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

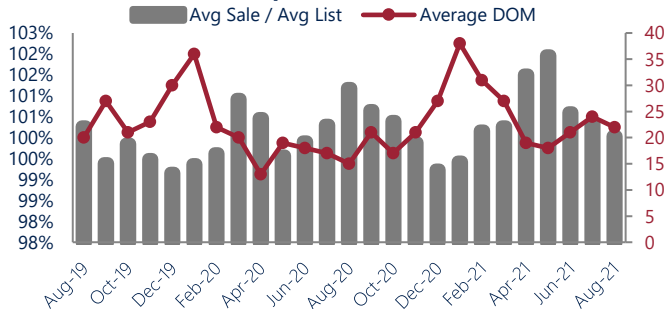
This month there were 327 homes newly listed for sale in Arlington County compared to 388 in August 2020, a decrease of 16%.

There were 248 current contracts pending sale this August compared to 287 a year ago. The number of current contracts is 14% lower 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 Arlington County was 100.0% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 15, an increase of 47%.



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