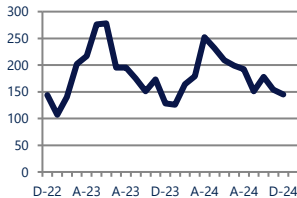


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET** DECEMBER 2024

## Units Sold

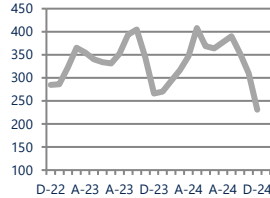
145



Up 13%  
Vs. Year Ago

## Active Inventory

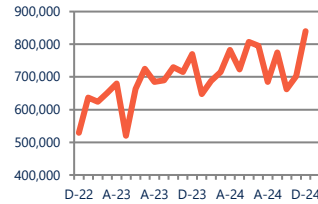
231



Down -13%  
Vs. Year Ago

## Median Sale Price

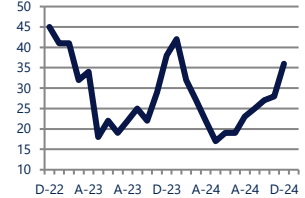
\$840,000



Up 9%  
Vs. Year Ago

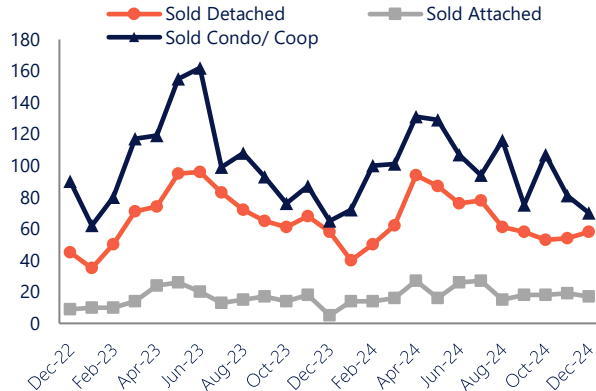
## Days On Market

36



Down -5%  
Vs. Year Ago

## Units Sold\*



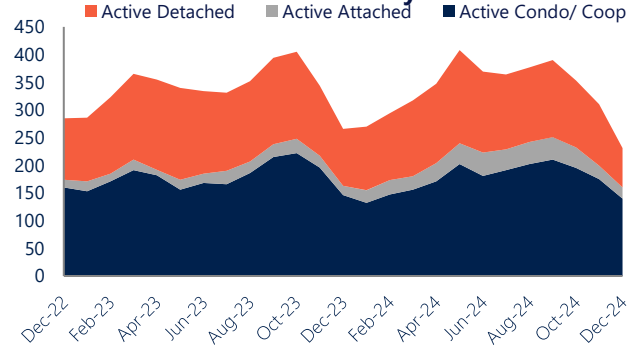
## Units Sold

There was a decrease in total units sold in December, with 145 sold this month in Arlington County versus 154 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 13% versus December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 13%. The total number of active inventory this December was 231 compared to 266 in December 2023. This month's total of 231 is lower than the previous month's total supply of available inventory of 310, a decrease of 25%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Arlington County Homes was \$770,000. This December, the median sale price was \$840,000, an increase of 9% or \$70,000 compared to last year. The current median sold price is 20% higher than in November.

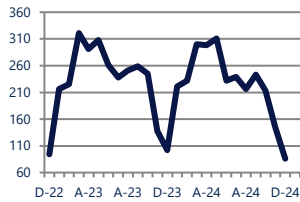
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET** DECEMBER 2024

## New Listings

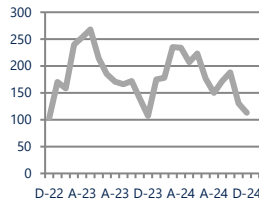
86



**Down -16%**  
Vs. Year Ago

## Current Contracts

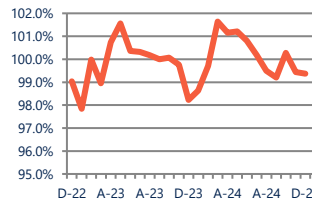
113



**Up 6%**  
Vs. Year Ago

## Sold Vs. List Price

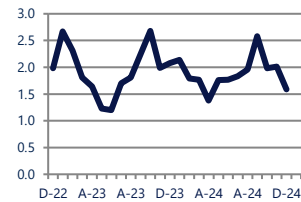
99.4%



**Up 1.2%**  
Vs. Year Ago

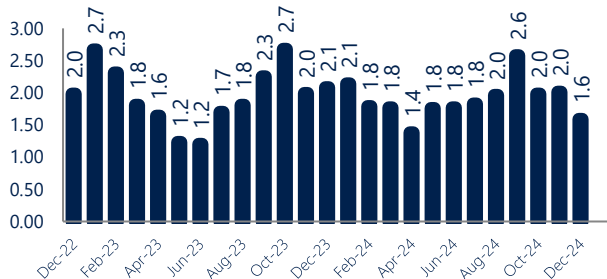
## Months of Supply

1.6



**Down -24%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

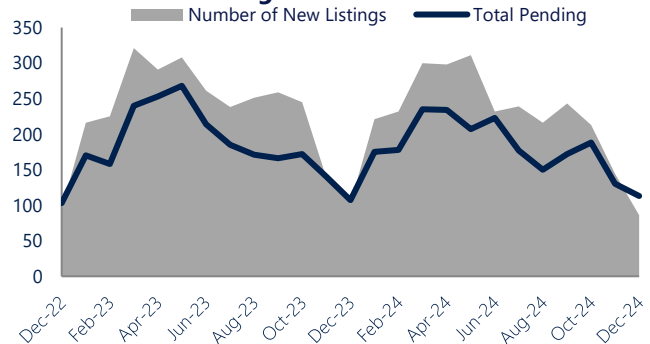
In December, there was 1.6 months of supply available in Arlington County, compared to 2.1 in December 2023. That is a decrease of 23% versus a year ago.

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.

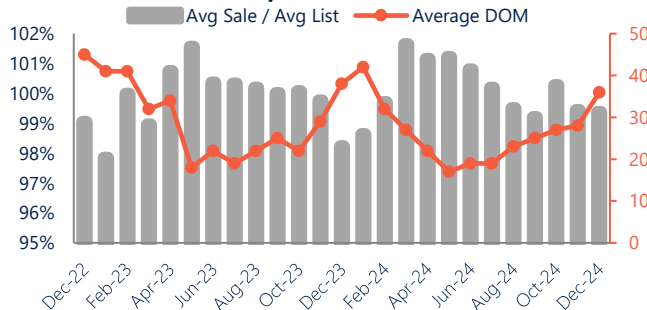
## New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Arlington County compared to 102 in December 2023, a decrease of 16%. There were 113 current contracts pending sale this December compared to 107 a year ago. The number of current contracts is 6% 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 Arlington County was 99.4% of the average list price, which is 1.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 38, a decrease of 5%.