

THE LONG & FOSTER MARKET MINUTE™

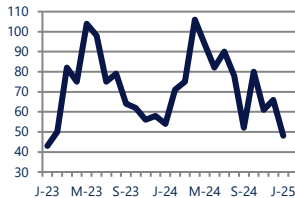
FOCUS ON: **CLARENDON, BALLSTON, AND ROSSLYN HOUSING MARKET**

JANUARY 2025

Zip Code(s): 22201, 22203 and 22209

Units Sold

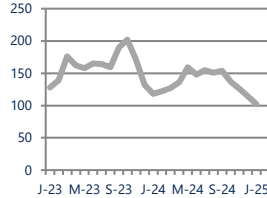
48



Down -11%
Vs. Year Ago

Active Inventory

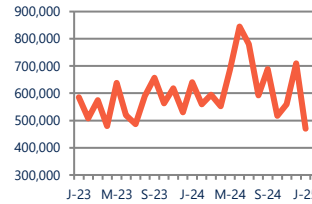
102



Down -14%
Vs. Year Ago

Median Sale Price

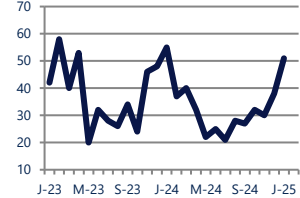
\$470,000



Down -27%
Vs. Year Ago

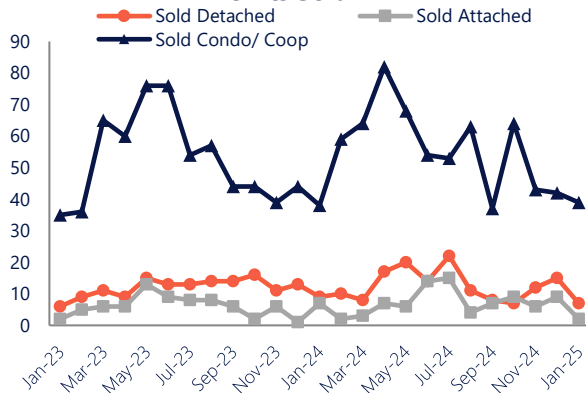
Days On Market

51



Down -7%
Vs. Year Ago

Units Sold*



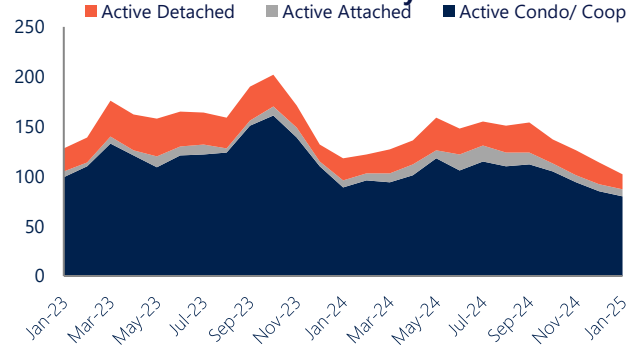
Units Sold

There was a decrease in total units sold in January, with 48 sold this month in Clarendon, Ballston, and Rosslyn versus 66 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 11% versus January 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 14%. The total number of active inventory this January was 102 compared to 118 in January 2024. This month's total of 102 is lower than the previous month's total supply of available inventory of 114, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$640,000. This January, the median sale price was \$470,000, a decrease of \$170,000 compared to last year. The current median sold price is lower than in December.

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

Clarendon, Ballston, and Rosslyn are defined as properties listed in zip code/s 22201, 22203 and 22209.

*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™

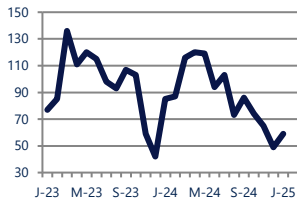
FOCUS ON: **CLARENDON, BALLSTON, AND ROSSLYN HOUSING MARKET**

JANUARY 2025

Zip Code(s): 22201, 22203 and 22209

New Listings

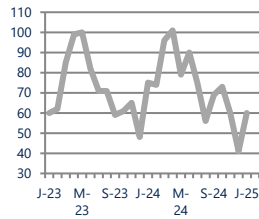
59



Down -31%
Vs. Year Ago

Current Contracts

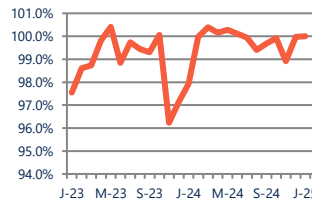
60



Down -20%
Vs. Year Ago

Sold Vs. List Price

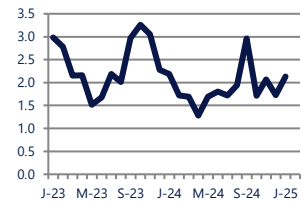
100.0%



Up 2.1%
Vs. Year Ago

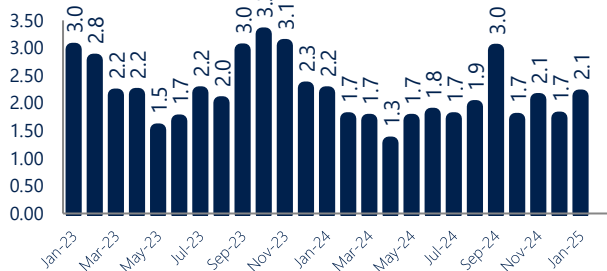
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

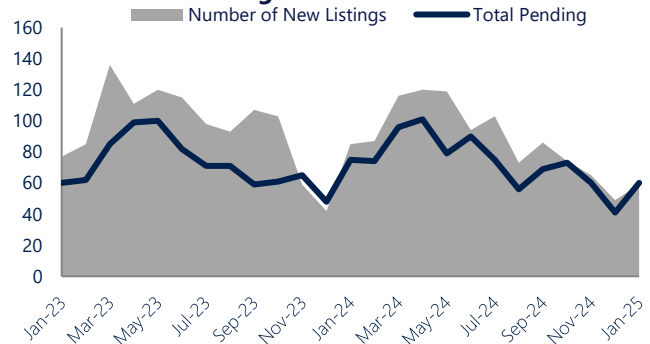
In January, there was 2.1 months of supply available in Clarendon, Ballston, and Rosslyn. The amount of supply is similar compared to a year ago.

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.

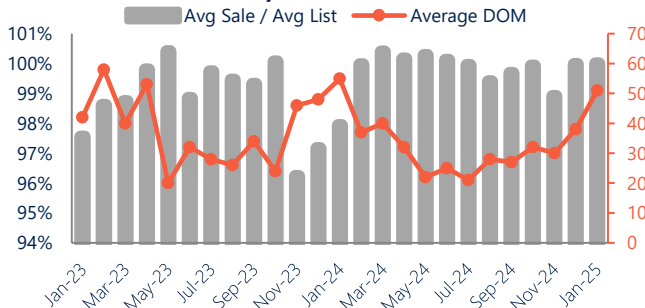
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 85 in January 2024, a decrease of 31%. There were 60 current contracts pending sale this January compared to 75 a year ago. The number of current contracts is 20% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Clarendon, Ballston, and Rosslyn was 100.0% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 55, a decrease of 7%.

Clarendon, Ballston, and Rosslyn are defined as properties listed in zip code/s 22201, 22203 and 22209.

*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.