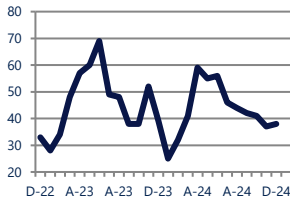


THE LONG & FOSTER MARKET MINUTE™

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

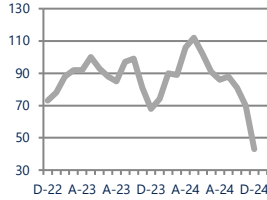
Zip Code(s): 22207, 22205 and 22213

Units Sold
38



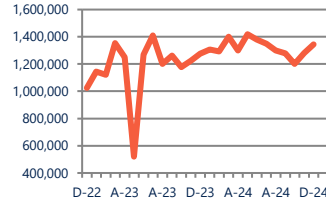
Down -3%
Vs. Year Ago

Active Inventory
43



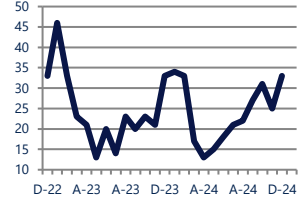
Down -37%
Vs. Year Ago

Median Sale Price
\$1,343,500



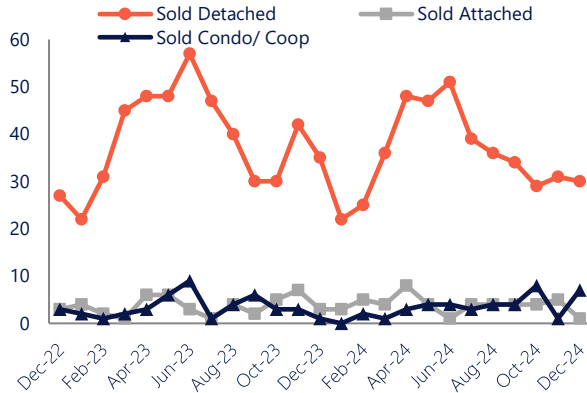
Up 5%
Vs. Year Ago

Days On Market
33



No Change
Vs. Year Ago

Units Sold*



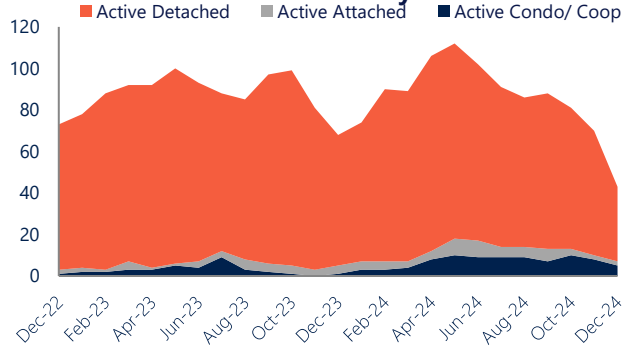
Units Sold

There was an increase in total units sold in December, with 38 sold this month in North Arlington versus 37 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 3% versus December 2023.

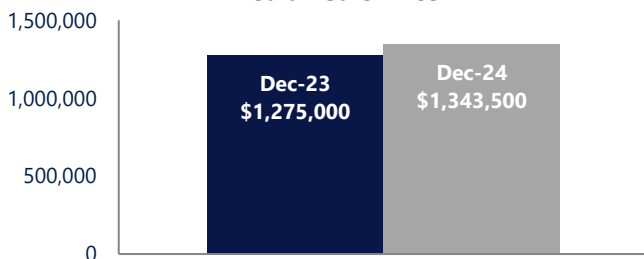
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 37%. The total number of active inventory this December was 43 compared to 68 in December 2023. This month's total of 43 is lower than the previous month's total supply of available inventory of 70, a decrease of 39%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for North Arlington Homes was \$1,275,000. This December, the median sale price was \$1,343,500, an increase of 5% or \$68,500 compared to last year. The current median sold price is 5% 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.

North Arlington are defined as properties listed in zip code/s 22207, 22205 and 22213.

*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.

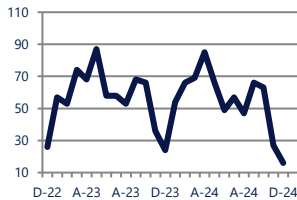
THE LONG & FOSTER MARKET MINUTE™

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

Zip Code(s): 22207, 22205 and 22213

New Listings

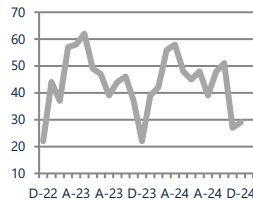
16



Down -33%
Vs. Year Ago

Current Contracts

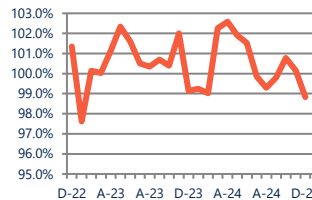
29



Up 32%
Vs. Year Ago

Sold Vs. List Price

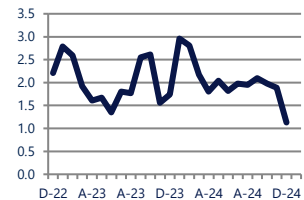
98.8%



No Change
Vs. Year Ago

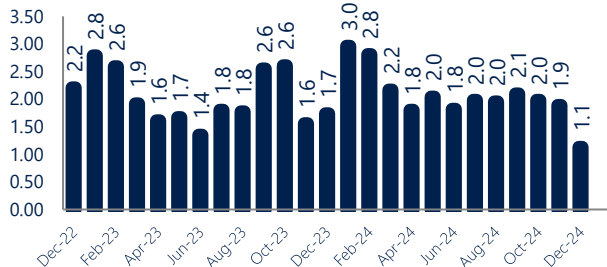
Months of Supply

1.1



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

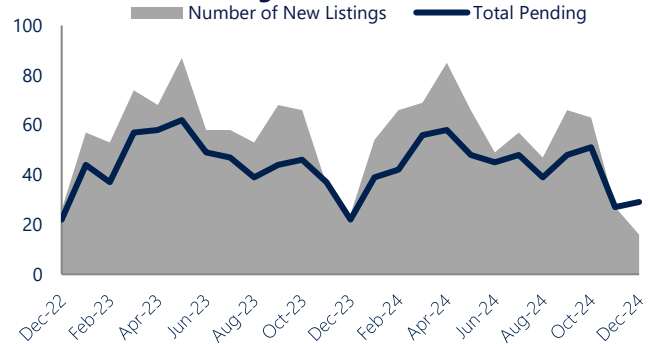
In December, there was 1.1 months of supply available in North Arlington, compared to 1.7 in December 2023. That is a decrease of 35% versus a year ago.

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.

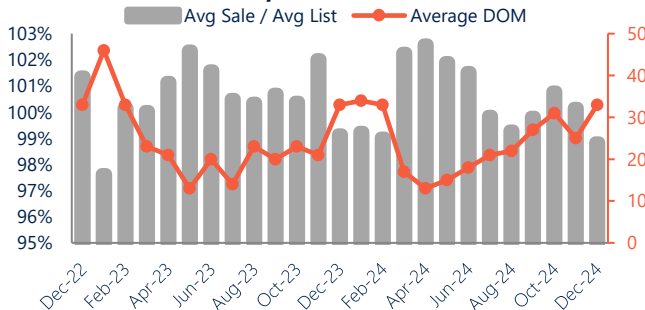
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in North Arlington compared to 24 in December 2023, a decrease of 33%. There were 29 current contracts pending sale this December compared to 22 a year ago. The number of current contracts is 32% 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 North Arlington was 98.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 33, which is similar compared to a year ago.

North Arlington are defined as properties listed in zip code/s 22207, 22205 and 22213.

*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.