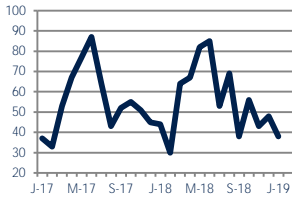


Focus On: Annandale Housing Market

January 2019

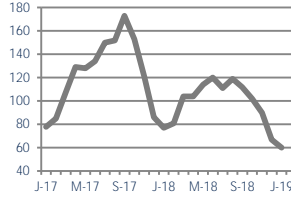
Zip Code(s): 22003

Units Sold
38



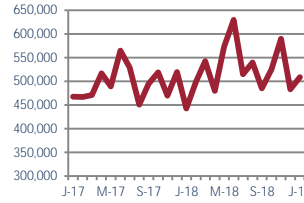
Down -14%
Vs. Year Ago

Active Inventory
60



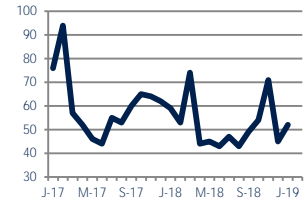
Down -22%
Vs. Year Ago

Median Sale Price
\$509,000



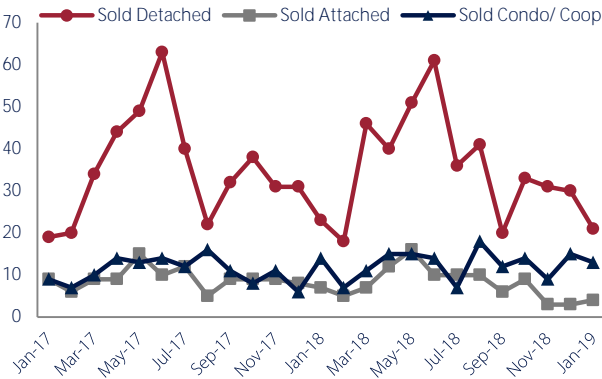
Up 15%
Vs. Year Ago

Days On Market
52



Down -12%
Vs. Year Ago

Units Sold*



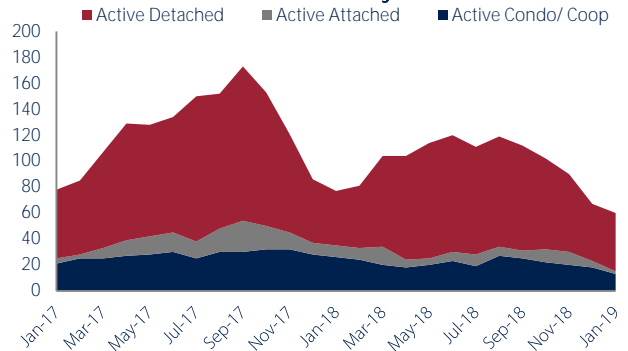
Units Sold

There was a decrease in total units sold in January, with 38 sold this month in Annandale versus 48 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 14% versus January 2018.

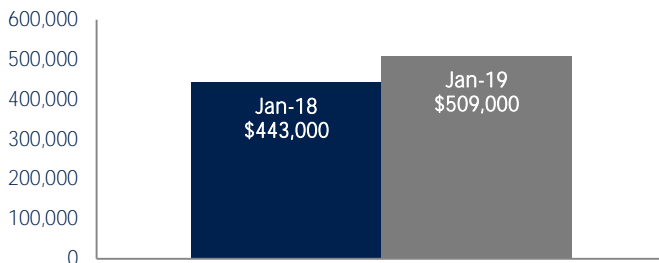
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 22%. The total number of active inventory this January was 60 compared to 77 in January 2018. This month's total of 60 is lower than the previous month's total supply of available inventory of 67, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Annandale Homes was \$443,000. This January, the median sale price was \$509,000, an increase of 15% or \$66,000 compared to last year. The current median sold price is 5% higher 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.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





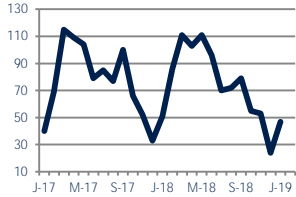
Focus On: Annandale Housing Market

January 2019

Zip Code(s): 22003

New Listings

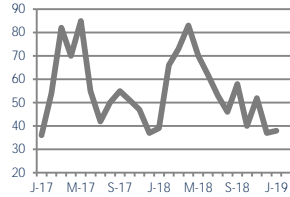
47



Down -8%
Vs. Year Ago

Current Contracts

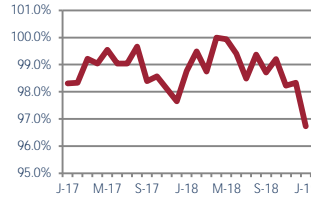
38



Down -3%
Vs. Year Ago

Sold Vs. List Price

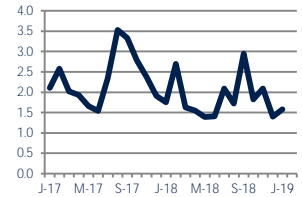
96.7%



Down -2.1%
Vs. Year Ago

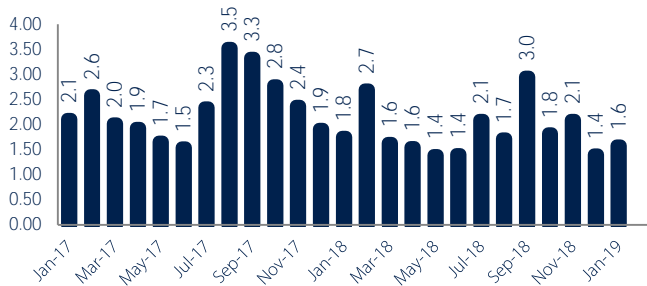
Months of Supply

1.6



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

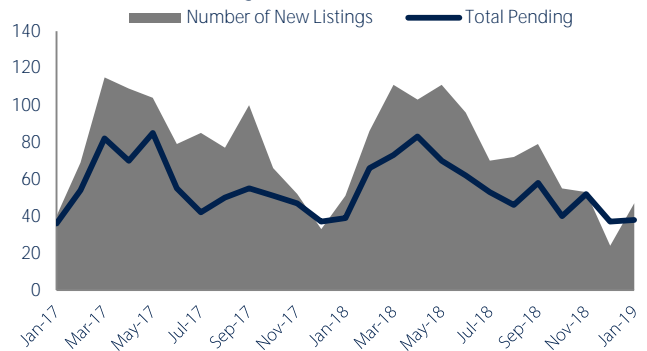
In January, there was 1.6 months of supply available in Annandale, compared to 1.8 in January 2018. That is a decrease of 10% versus a year ago.

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.

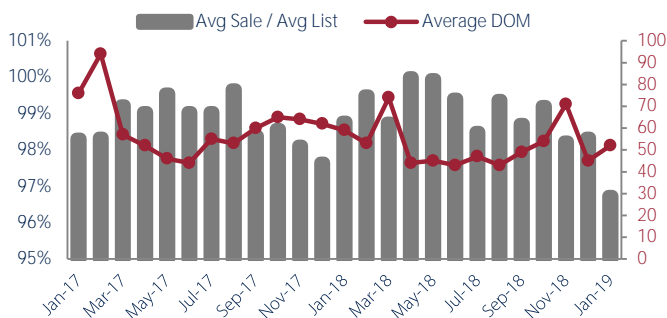
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Annandale compared to 51 in January 2018, a decrease of 8%. There were 38 current contracts pending sale this January compared to 39 a year ago. The number of current contracts is 3% 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 Annandale was 96.7% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 59, a decrease of 12%.



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.

