

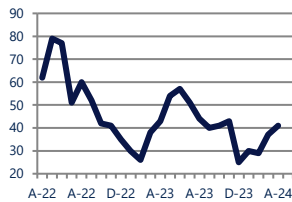
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ANNANDALE HOUSING MARKET**

APRIL 2024

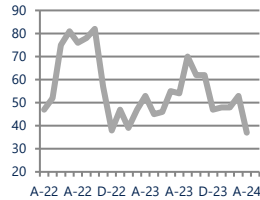
Zip Code(s): 22003

Units Sold
41



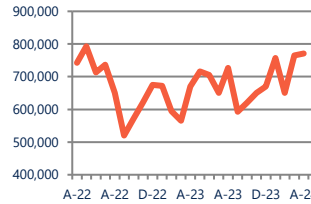
Down -5%
Vs. Year Ago

Active Inventory
37



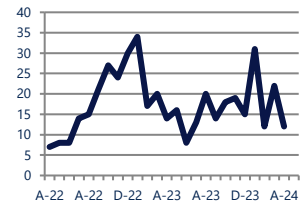
Down -30%
Vs. Year Ago

Median Sale Price
\$770,600

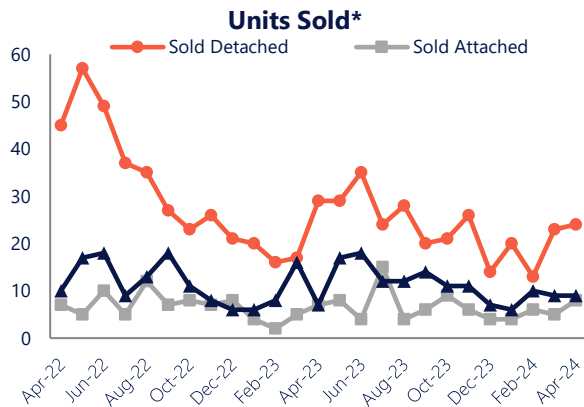


Up 15%
Vs. Year Ago

Days On Market
12



Down -14%
Vs. Year Ago

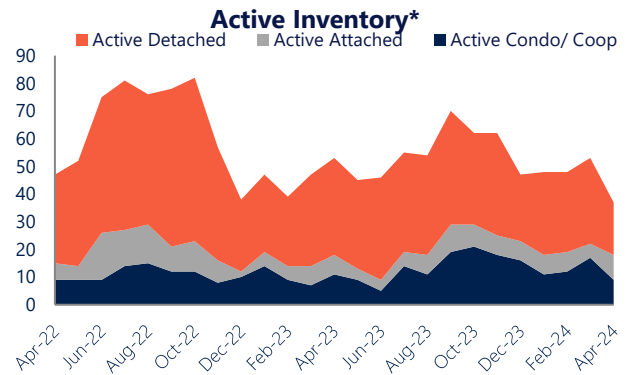


Units Sold

There was an increase in total units sold in April, with 41 sold this month in Annandale versus 37 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2023.

Active Inventory

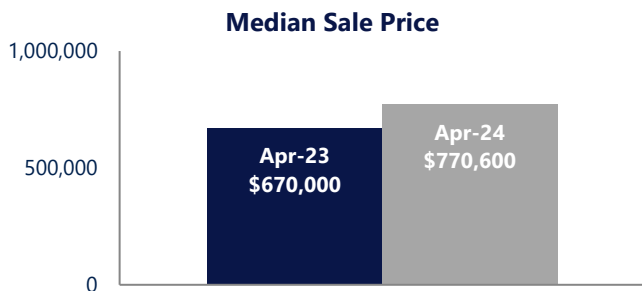
Versus last year, the total number of homes available this month is lower by 16 units or 30%. The total number of active inventory this April was 37 compared to 53 in April 2023. This month's total of 37 is lower than the previous month's total supply of available inventory of 53, a decrease of 30%.



Median Sale Price

Last April, the median sale price for Annandale Homes was \$670,000. This April, the median sale price was \$770,600, an increase of 15% or \$100,600 compared to last year. The current median sold price is 1% higher than in March.

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.

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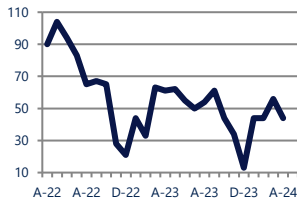
FOCUS ON: **ANNANDALE HOUSING MARKET**

APRIL 2024

Zip Code(s): 22003

New Listings

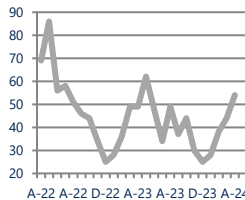
44



Down -28%
Vs. Year Ago

Current Contracts

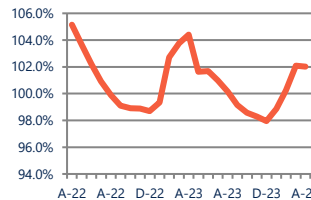
54



Up 10%
Vs. Year Ago

Sold Vs. List Price

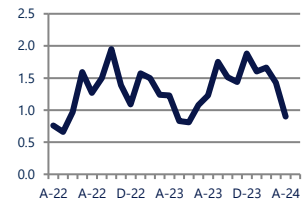
102.0%



Down -2.3%
Vs. Year Ago

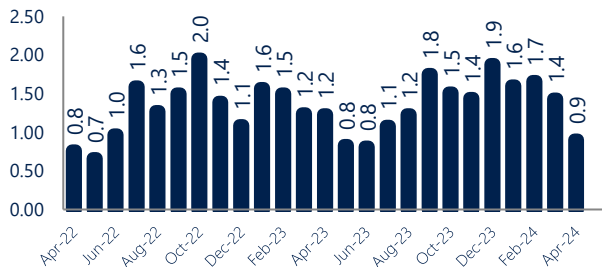
Months of Supply

0.9



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

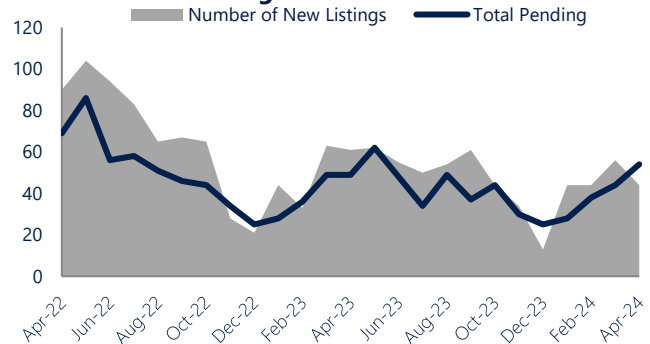
In April, there was 0.9 months of supply available in Annandale, compared to 1.2 in April 2023. That is a decrease of 27% versus a year ago.

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.

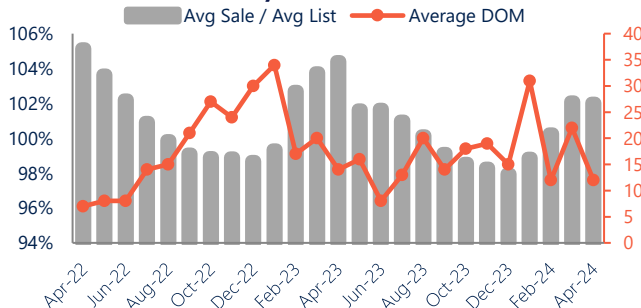
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Annandale compared to 61 in April 2023, a decrease of 28%. There were 54 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 10% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Annandale was 102.0% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 14, a decrease of 14%.

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