

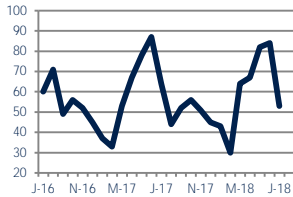
Focus On: Annandale Housing Market

July 2018

Zip Code(s): 22003

Units Sold

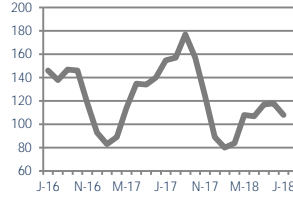
53



Down -17%
Vs. Year Ago

Active Inventory

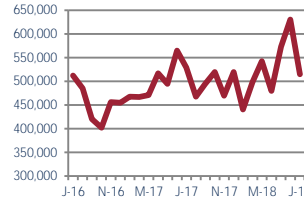
108



Down -30%
Vs. Year Ago

Median Sale Price

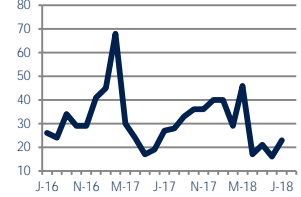
\$515,000



Down -3%
Vs. Year Ago

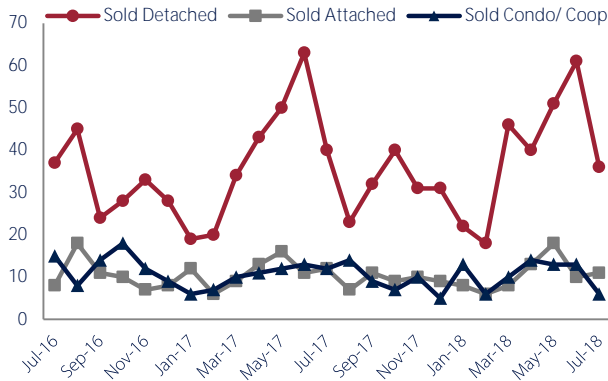
Days On Market

23



Down -15%
Vs. Year Ago

Units Sold*



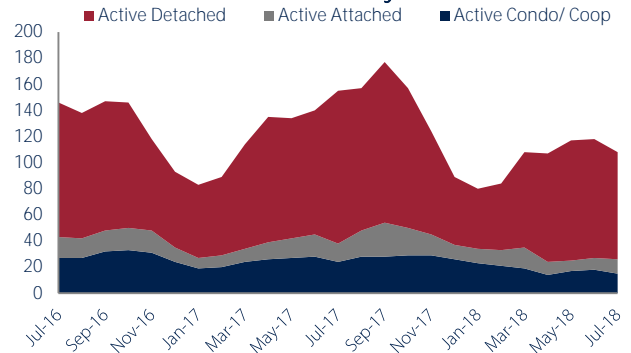
Units Sold

There was a decrease in total units sold in July, with 53 sold this month in Annandale. This month's total units sold was lower than at this time last year.

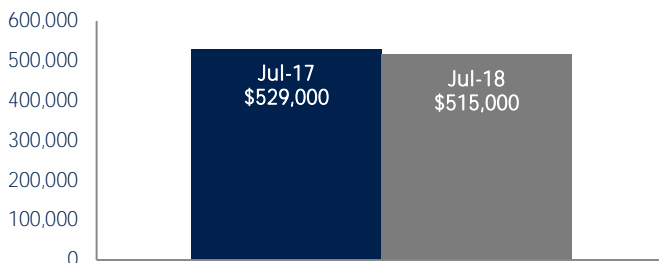
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 30%. The total number of active inventory this July was 108 compared to 155 in July 2017. This month's total of 108 is lower than the previous month's total supply of available inventory of 118, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Annandale Homes was \$529,000. This July, the median sale price was \$515,000, a decrease of 3% or \$14,000 compared to last year. The current median sold price is 18% lower than in June.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





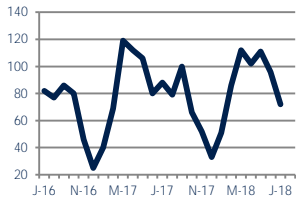
Focus On: Annandale Housing Market

July 2018

Zip Code(s): 22003

New Listings

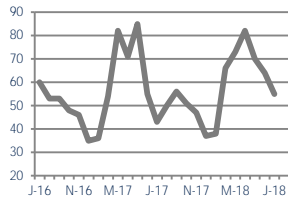
72



Down -18%
Vs. Year Ago

Current Contracts

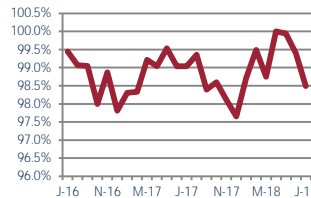
55



Up 28%
Vs. Year Ago

Sold Vs. List Price

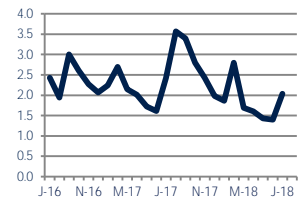
98.5%



Down -0.6%
Vs. Year Ago

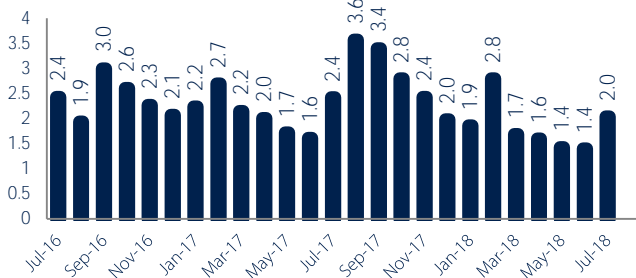
Months of Supply

2.0



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

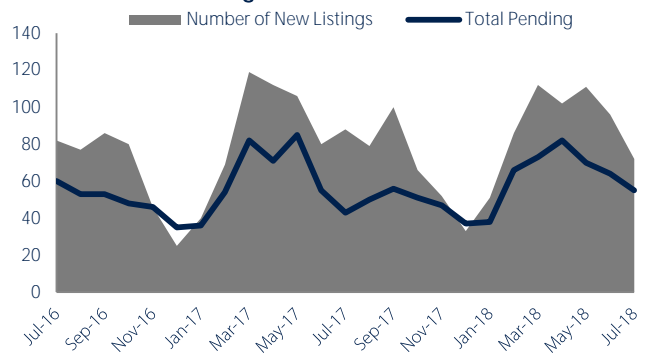
In July, there was 2.0 months of supply available in Annandale, compared to 2.4 in July 2017. That is a decrease of 16% versus a year ago.

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.

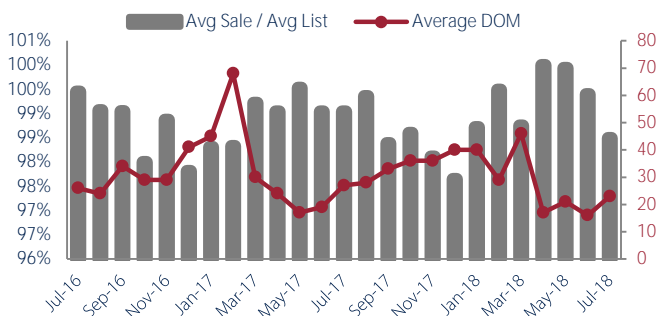
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Annandale compared to 88 in July 2017, a decrease of 18%. There were 55 current contracts pending sale this July compared to 43 a year ago. The number of current contracts is 28% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Annandale was 98.5% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 27, a decrease of 15%.



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