



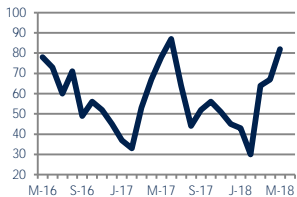
Focus On: Annandale Housing Market

May 2018

Zip Code(s): 22003

Units Sold

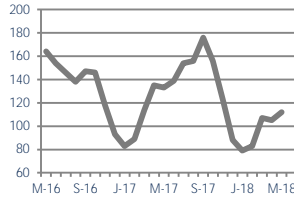
82



Up 5%
Vs. Year Ago

Active Inventory

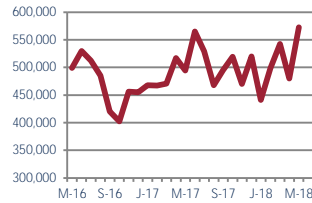
112



Down -16%
Vs. Year Ago

Median Sale Price

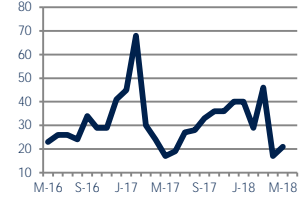
\$572,750



Up 16%
Vs. Year Ago

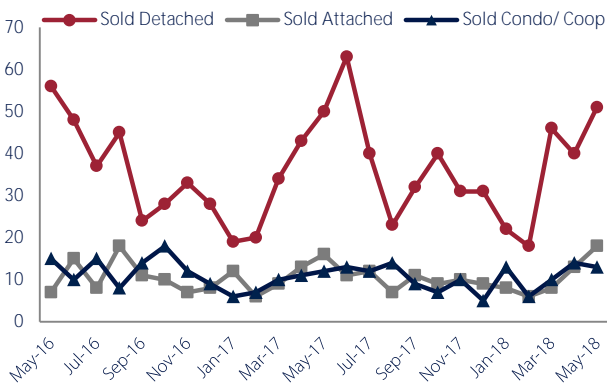
Days On Market

21



Up 24%
Vs. Year Ago

Units Sold*



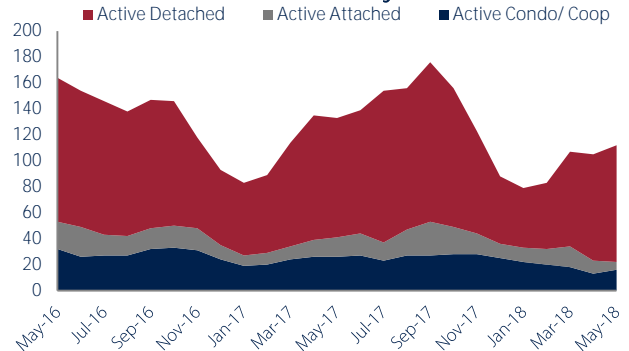
Units Sold

There was an increase in total units sold in May, with 82 sold this month in Annandale versus 67 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 5% versus May 2017.

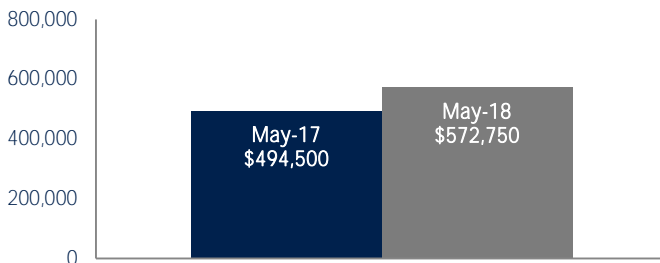
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 16%. The total number of active inventory this May was 112 compared to 133 in May 2017. This month's total of 112 is higher than the previous month's total supply of available inventory of 105, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Annandale Homes was \$494,500. This May, the median sale price was \$572,750, an increase of 16% or \$78,250 compared to last year. The current median sold price is 19% higher than in April.

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.





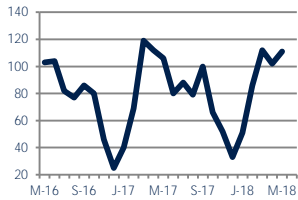
Focus On: Annandale Housing Market

May 2018

Zip Code(s): 22003

New Listings

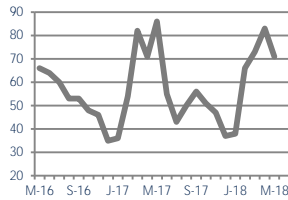
111



Up 5%
Vs. Year Ago

Current Contracts

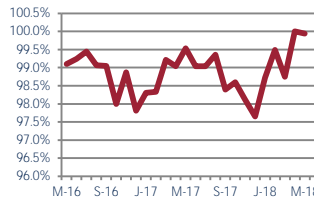
71



Down -17%
Vs. Year Ago

Sold Vs. List Price

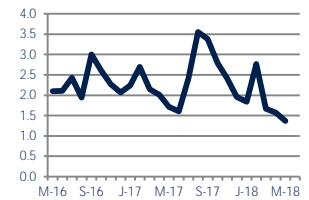
99.9%



No Change
Vs. Year Ago

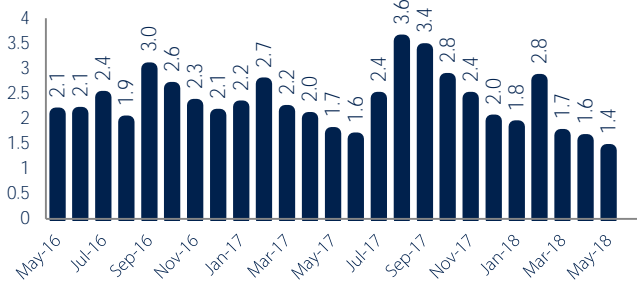
Months of Supply

1.4



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

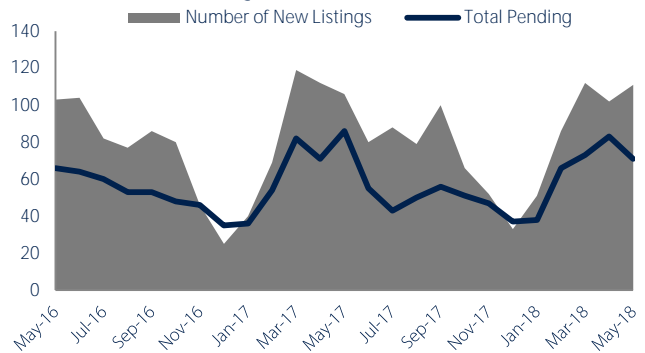
In May, there was 1.4 months of supply available in Annandale, compared to 1.7 in May 2017. That is a decrease of 20% versus a year ago.

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.

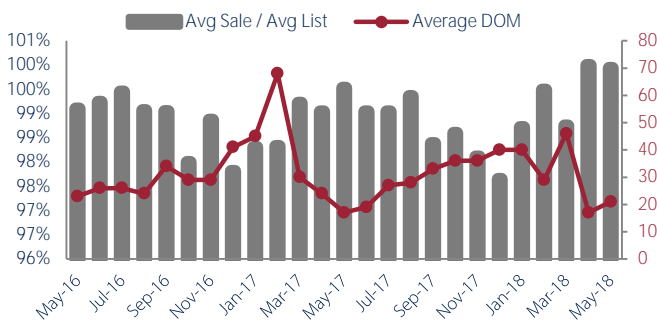
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Annandale compared to 106 in May 2017, an increase of 5%. There were 71 current contracts pending sale this May compared to 86 a year ago. The number of current contracts is 17% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Annandale was 99.9% 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 21, higher than the average last year, which was 17, an increase of 24%.



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