

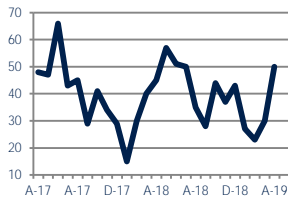
Focus On: Arlandria and Del Ray Housing Market

April 2019

Zip Code(s): 22305 and 22301

Units Sold

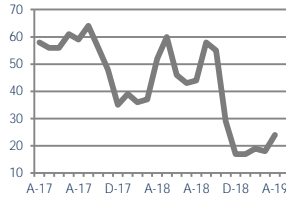
50



Up 11%
Vs. Year Ago

Active Inventory

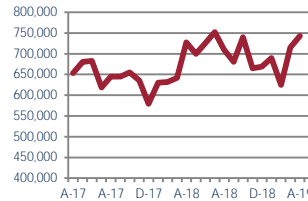
24



Down -54%
Vs. Year Ago

Median Sale Price

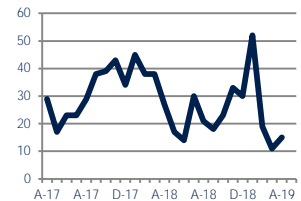
\$742,500



Up 2%
Vs. Year Ago

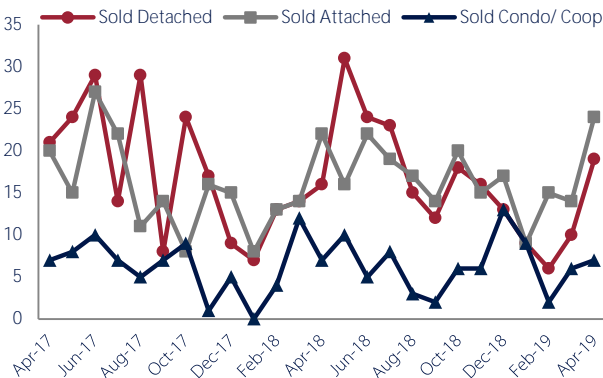
Days On Market

15



Down -44%
Vs. Year Ago

Units Sold*



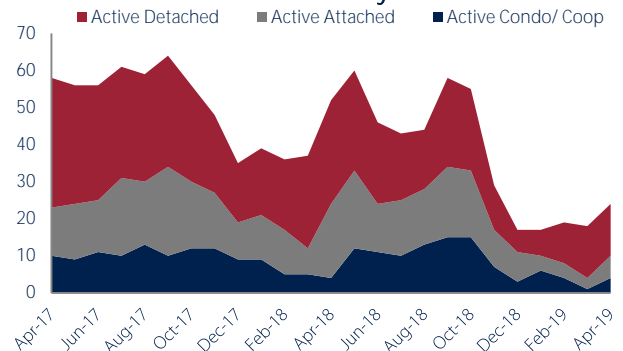
Units Sold

There was an increase in total units sold in April, with 50 sold this month in Arlandria and Del Ray. This month's total units sold was higher than at this time last year.

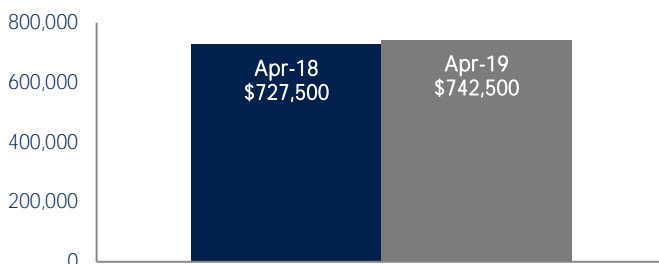
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 54%. The total number of active inventory this April was 24 compared to 52 in April 2018. This month's total of 24 is higher than the previous month's total supply of available inventory of 18, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Arlandria and Del Ray Homes was \$727,500. This April, the median sale price was \$742,500, an increase of 2% or \$15,000 compared to last year. The current median sold price is 4% 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.

Arlandria and Del Ray are defined as properties listed in zip code/s 22305 and 22301.

*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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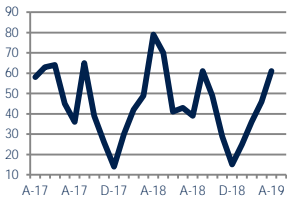
Focus On: Arlandria and Del Ray Housing Market

April 2019

Zip Code(s): 22305 and 22301

New Listings

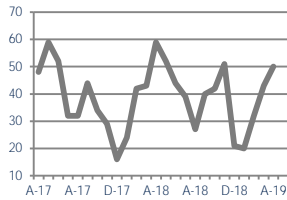
61



Down -23%
Vs. Year Ago

Current Contracts

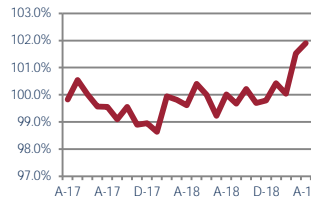
50



Down -15%
Vs. Year Ago

Sold Vs. List Price

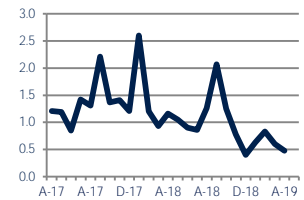
101.9%



Up 2.3%
Vs. Year Ago

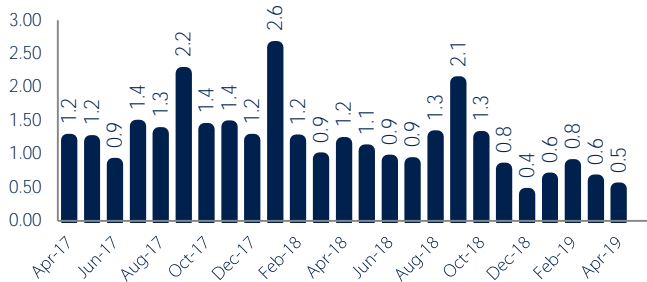
Months of Supply

0.5



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

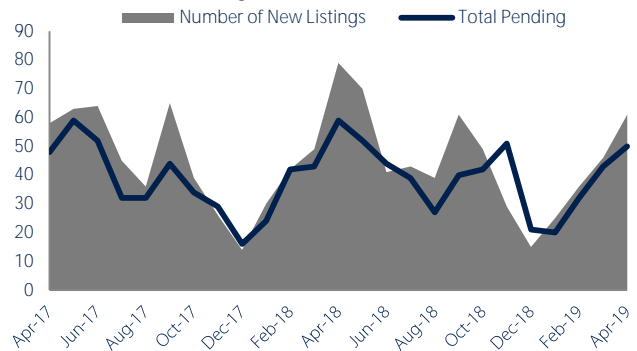
In April, there was 0.5 months of supply available in Arlandria and Del Ray, compared to 1.2 in April 2018. That is a decrease of 58% versus a year ago.

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.

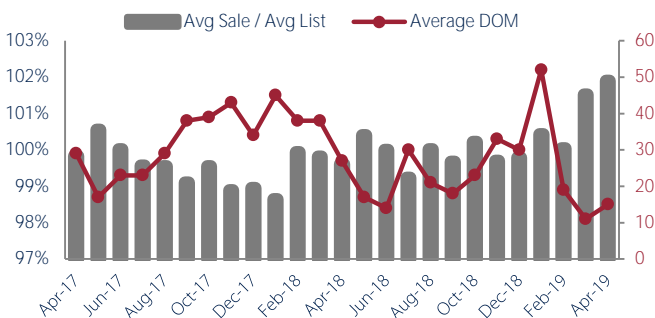
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Arlandria and Del Ray compared to 79 in April 2018, a decrease of 23%. There were 50 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 15% lower 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 Arlandria and Del Ray was 101.9% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 27, a decrease of 44%.



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