



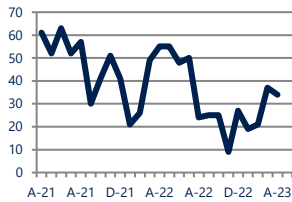
Focus On: Arlandria and Del Ray Housing Market

April 2023

Zip Code(s): 22305 and 22301

Units Sold

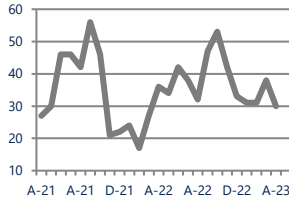
34



Down
Vs. Year Ago

Active Inventory

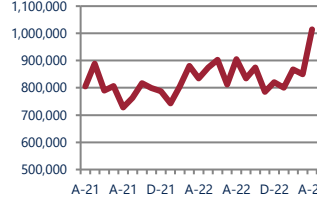
30



Down -17%
Vs. Year Ago

Median Sale Price

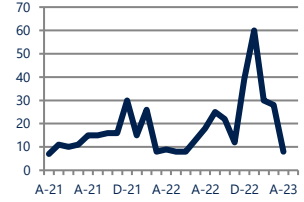
\$1,014,500



Up 21%
Vs. Year Ago

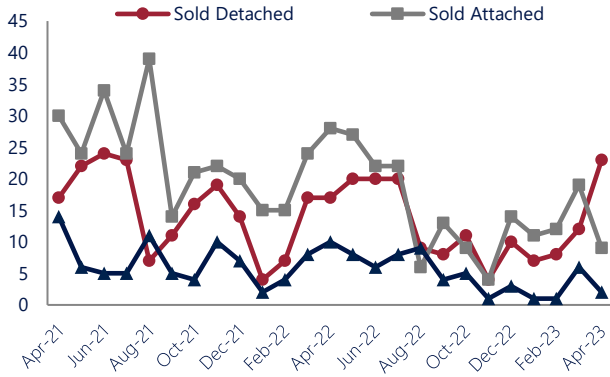
Days On Market

8



Down -11%
Vs. Year Ago

Units Sold*



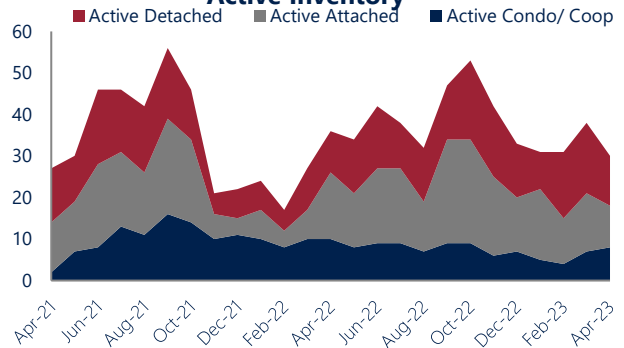
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 34 sold this month in Arlandria and Del Ray. This month's total units sold was lower than at this time last year, a decrease from April 2022.

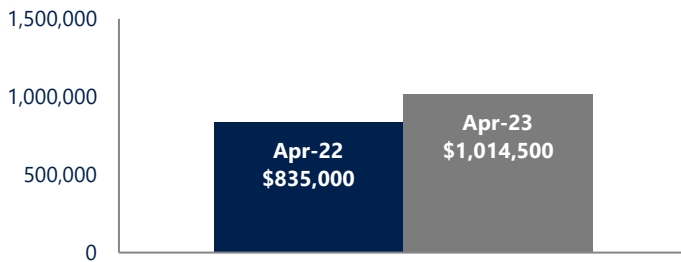
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 17%. The total number of active inventory this April was 30 compared to 36 in April 2022. This month's total of 30 is lower than the previous month's total supply of available inventory of 38, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Arlandria and Del Ray Homes was \$835,000. This April, the median sale price was \$1,014,500, an increase of 21% or \$179,500 compared to last year. The current median sold price is 19% 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.





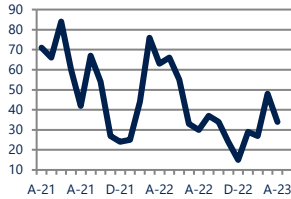
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April 2023

Zip Code(s): 22305 and 22301

New Listings

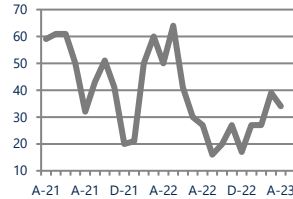
34



Down -46%
Vs. Year Ago

Current Contracts

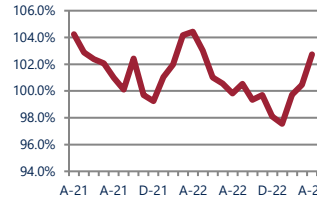
34



Down -32%
Vs. Year Ago

Sold Vs. List Price

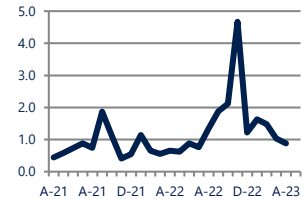
102.7%



Down -1.6%
Vs. Year Ago

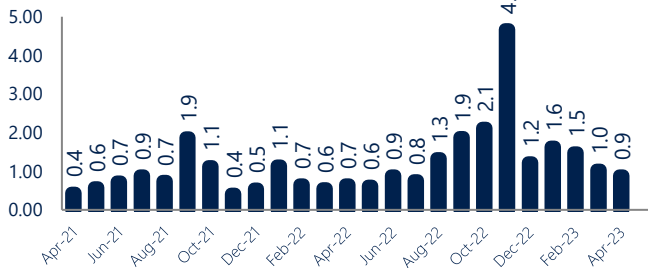
Months of Supply

0.9



Up 35%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

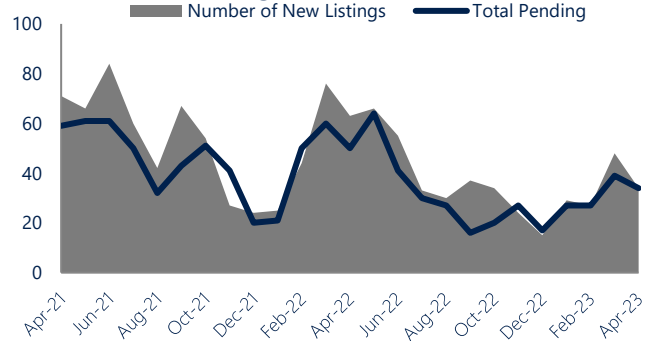
This month there were 34 homes newly listed for sale in Arlandria and Del Ray compared to 63 in April 2022, a decrease of 46%. There were 34 current contracts pending sale this April compared to 50 a year ago. The number of current contracts is 32% lower than last April.

Months of Supply

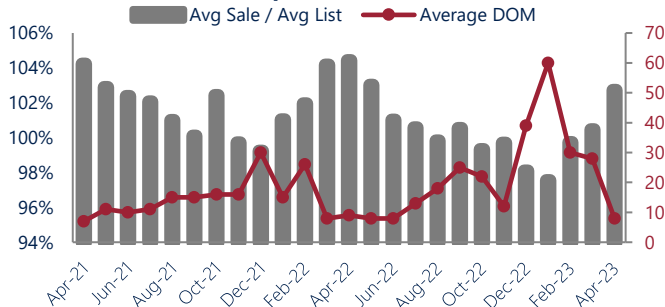
In April, there was 0.9 months of supply available in Arlandria and Del Ray, compared to 0.7 in April 2022. That is an increase of 35% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Arlandria and Del Ray was 102.7% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 9, a decrease of 11%.



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