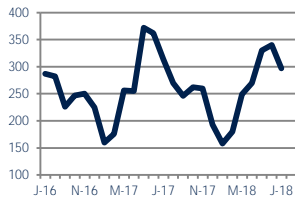


Units Sold

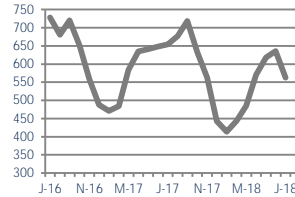
297



Down -5%
Vs. Year Ago

Active Inventory

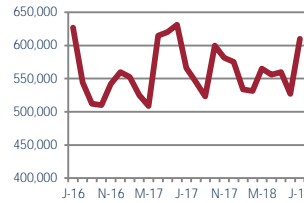
563



Down -14%
Vs. Year Ago

Median Sale Price

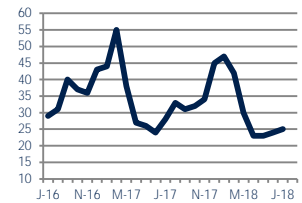
\$610,000



Up 8%
Vs. Year Ago

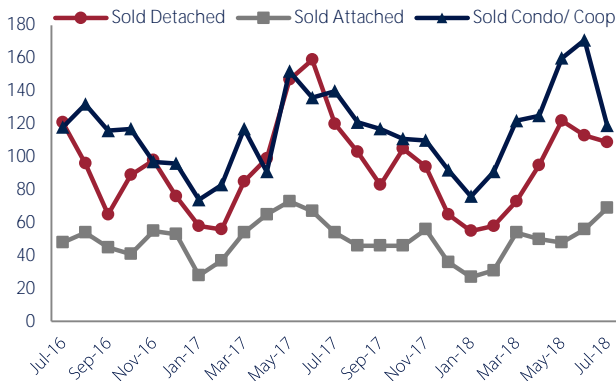
Days On Market

25



Down -11%
Vs. Year Ago

Units Sold*



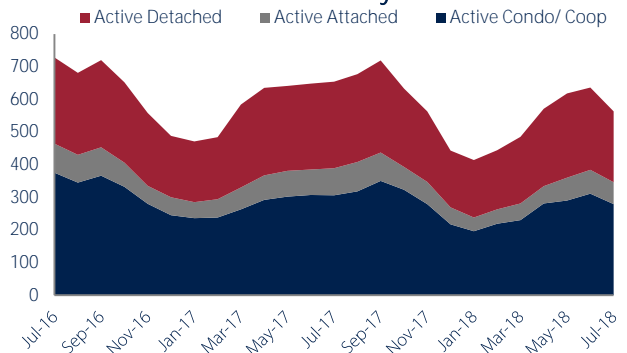
Units Sold

There was a decrease in total units sold in July, with 297 sold this month in Arlington County versus 340 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 5% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 14%. The total number of active inventory this July was 563 compared to 654 in July 2017. This month's total of 563 is lower than the previous month's total supply of available inventory of 636, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Arlington County Homes was \$566,250. This July, the median sale price was \$610,000, an increase of 8% or \$43,750 compared to last year. The current median sold price is 16% higher 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.

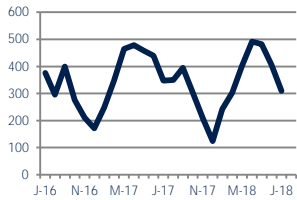


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and 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.



New Listings

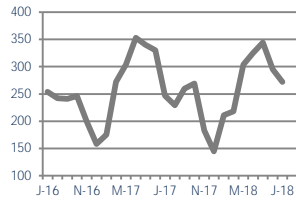
310



Down -11%
Vs. Year Ago

Current Contracts

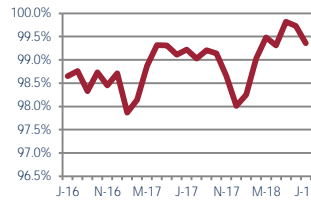
272



Up 10%
Vs. Year Ago

Sold Vs. List Price

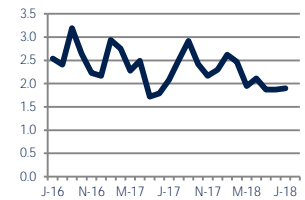
99.4%



No Change
Vs. Year Ago

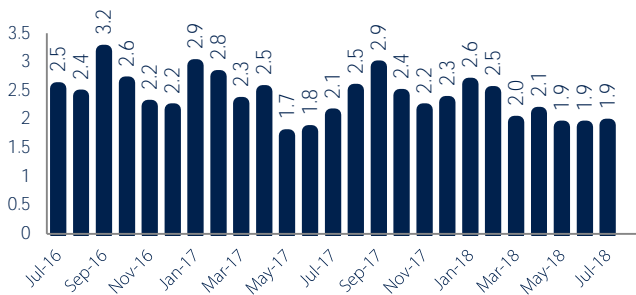
Months of Supply

1.9



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

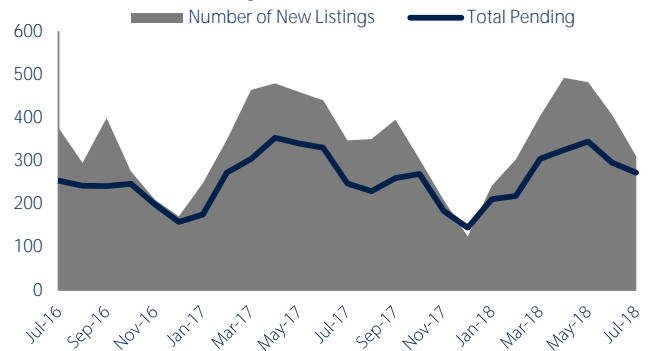
In July, there was 1.9 months of supply available in Arlington County, compared to 2.1 in July 2017. That is a decrease of 9% versus a year ago.

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.

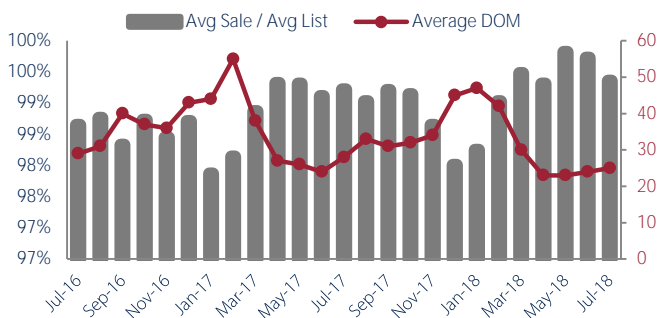
New Listings & Current Contracts

This month there were 310 homes newly listed for sale in Arlington County compared to 347 in July 2017, a decrease of 11%. There were 272 current contracts pending sale this July compared to 247 a year ago. The number of current contracts is 10% 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 Arlington County was 99.4% 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 25, lower than the average last year, which was 28, a decrease of 11%.



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