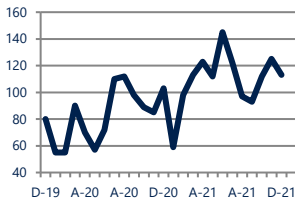




Zip Code(s): 22201, 22203 and 22209

Units Sold

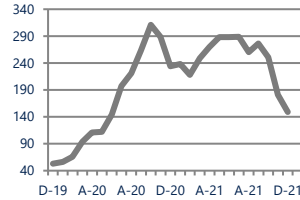
113



Up 10%
Vs. Year Ago

Active Inventory

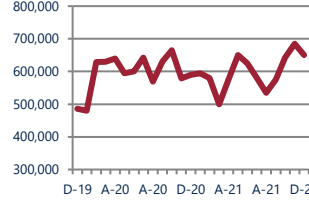
149



Down -36%
Vs. Year Ago

Median Sale Price

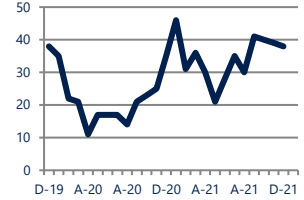
\$650,000



Up 10%
Vs. Year Ago

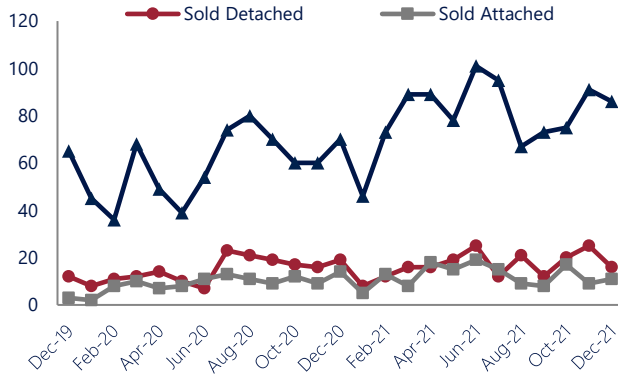
Days On Market

38



Up 9%
Vs. Year Ago

Units Sold*



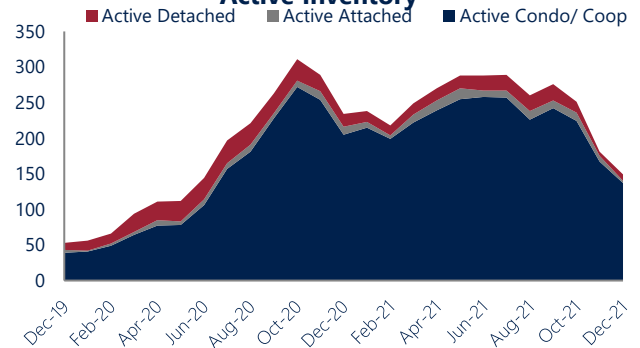
Units Sold

There was a decrease in total units sold in December, with 113 sold this month in Clarendon, Ballston, and Rosslyn versus 125 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 10% versus December 2020.

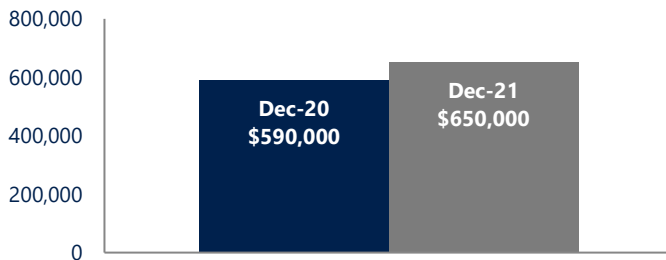
Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 36%. The total number of active inventory this December was 149 compared to 234 in December 2020. This month's total of 149 is lower than the previous month's total supply of available inventory of 181, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$590,000. This December, the median sale price was \$650,000, an increase of 10% or \$60,000 compared to last year. The current median sold price is 5% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Clarendon, Ballston, and Rosslyn are defined as properties listed in zip code/s 22201, 22203 and 22209.

*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.





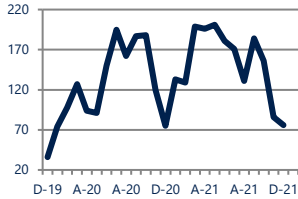
Focus On: Clarendon, Ballston, and Rosslyn Housing Market

December 2021

Zip Code(s): 22201, 22203 and 22209

New Listings

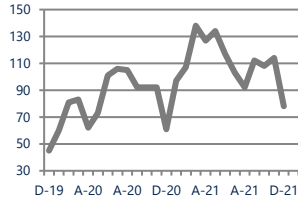
76



Up 1%
Vs. Year Ago

Current Contracts

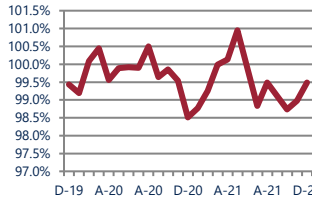
78



Up 28%
Vs. Year Ago

Sold Vs. List Price

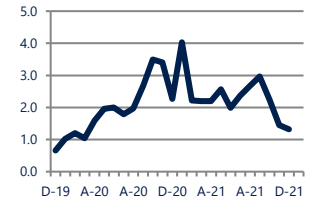
99.5%



Up 1%
Vs. Year Ago

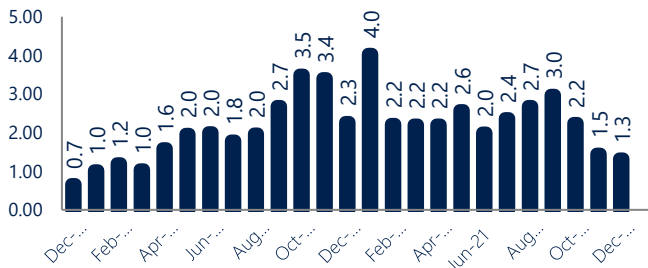
Months of Supply

1.3



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

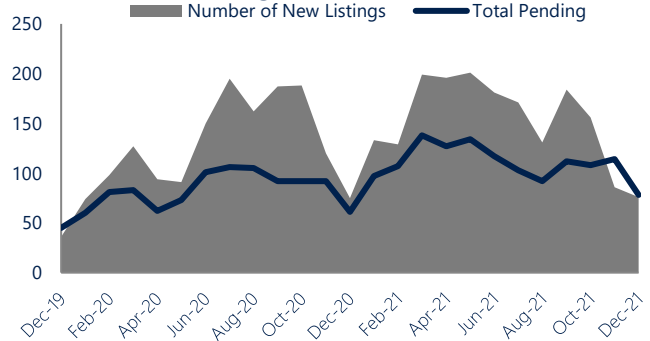
In December, there was 1.3 months of supply available in Clarendon, Ballston, and Rosslyn, compared to 2.3 in December 2020. That is a decrease of 42% versus a year ago.

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.

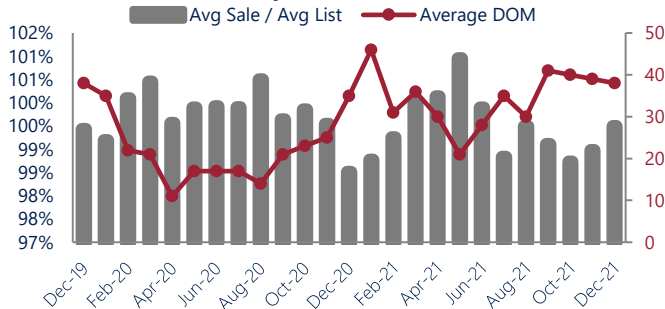
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 75 in December 2020, an increase of 1%. There were 78 current contracts pending sale this December compared to 61 a year ago. The number of current contracts is 28% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Clarendon, Ballston, and Rosslyn was 99.5% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 35, an increase of 9%.



Clarendon, Ballston, and Rosslyn are defined as properties listed in zip code/s 22201, 22203 and 22209.

*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.

