



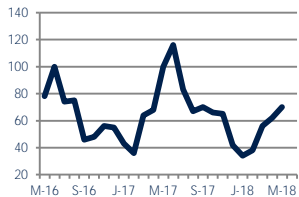
Focus On: North Arlington Housing Market

May 2018

Zip Code(s): 22207, 22205 and 22213

Units Sold

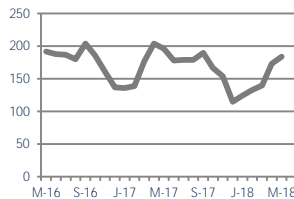
70



Down -30%  
Vs. Year Ago

Active Inventory

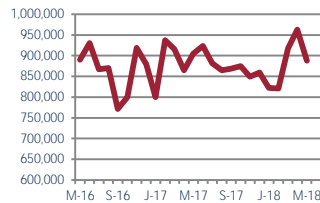
184



Down -6%  
Vs. Year Ago

Median Sale Price

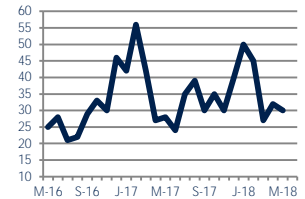
\$887,500



Down -2%  
Vs. Year Ago

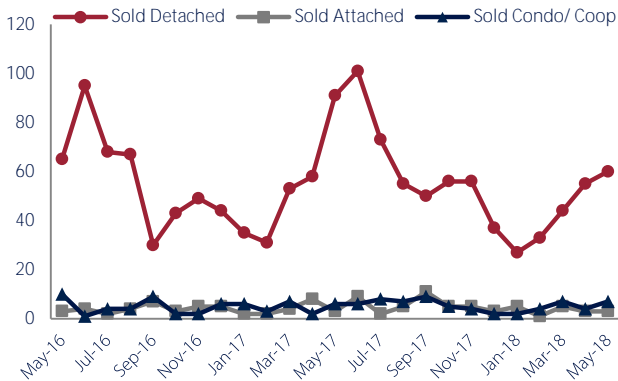
Days On Market

30



Up 7%  
Vs. Year Ago

Units Sold\*



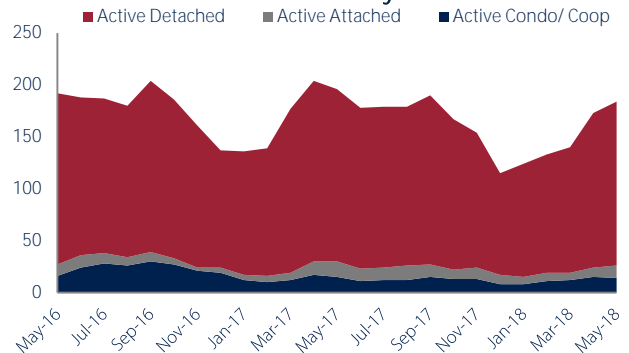
Units Sold

There was an increase in total units sold in May, with 70 sold this month in North Arlington versus 62 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 30% versus May 2017.

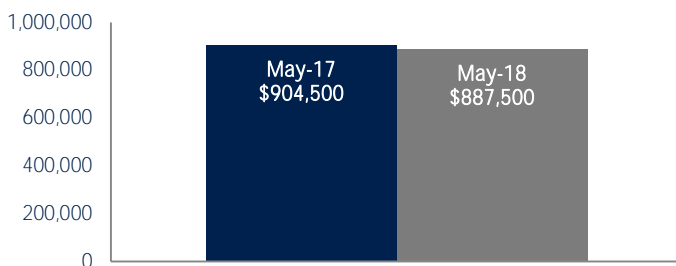
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 6%. The total number of active inventory this May was 184 compared to 196 in May 2017. This month's total of 184 is higher than the previous month's total supply of available inventory of 173, an increase of 6%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last May, the median sale price for North Arlington Homes was \$904,500. This May, the median sale price was \$887,500, a decrease of 2% or \$17,000 compared to last year. The current median sold price is 8% lower 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.



North Arlington are defined as properties listed in zip code/s 22207, 22205 and 22213.

\*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.



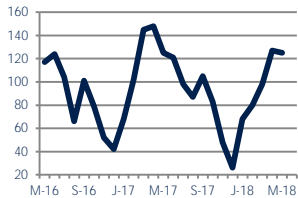
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May 2018

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**New Listings**

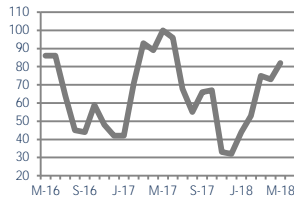
125



No Change  
Vs. Year Ago

**Current Contracts**

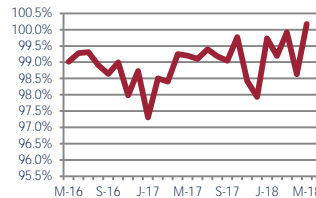
82



Down -18%  
Vs. Year Ago

**Sold Vs. List Price**

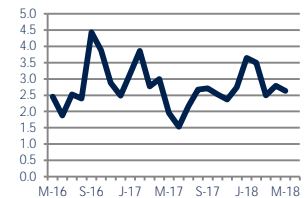
100.2%



Up 1%  
Vs. Year Ago

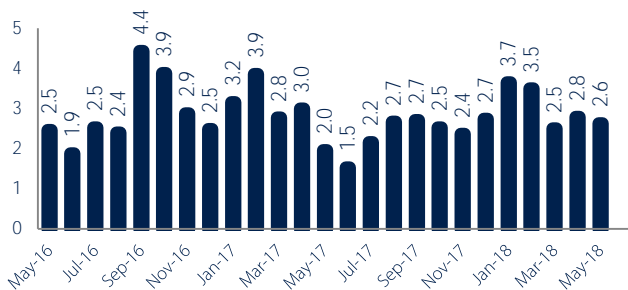
**Months of Supply**

2.6



Up 34%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

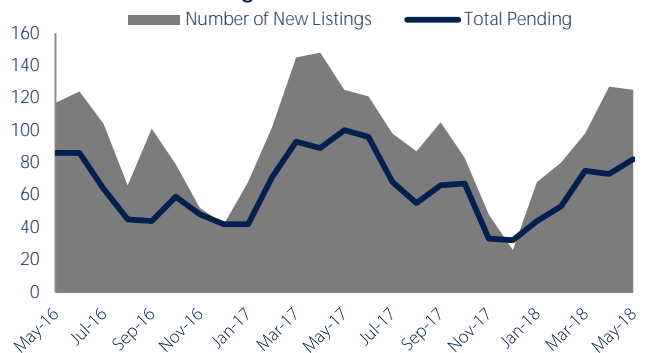
In May, there was 2.6 months of supply available in North Arlington, compared to 2.0 in May 2017. That is an increase of 34% versus a year ago.

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.

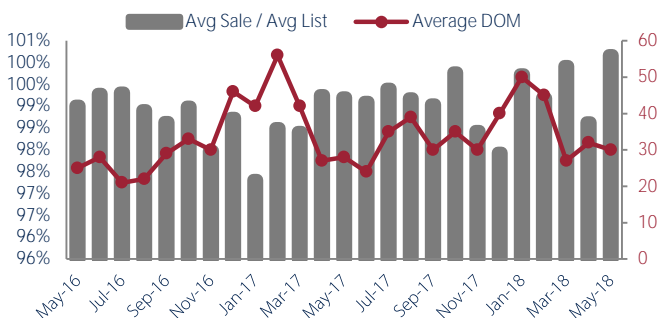
**New Listings & Current Contracts**

This month there were 125 homes newly listed for sale in North Arlington, which is similar to the amount in May 2017. There were 82 current contracts pending sale this May compared to 100 a year ago. The number of current contracts is 18% 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 North Arlington was 100.2% 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 30, higher than the average last year, which was 28, an increase of 7%.



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