

THE LONG & FOSTER MARKET MINUTE™

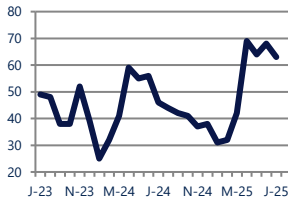
FOCUS ON: **NORTH ARLINGTON HOUSING MARKET**

JULY 2025

Zip Code(s): 22207, 22205 and 22213

Units Sold

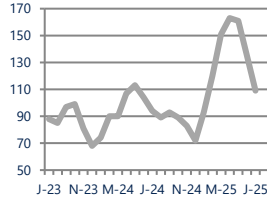
63



Up
Vs. Year Ago

Active Inventory

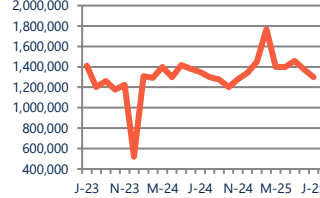
109



Up 16%
Vs. Year Ago

Median Sale Price

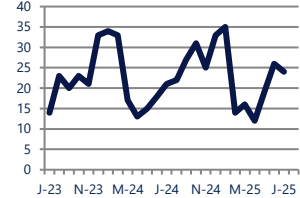
\$1,299,900



Down -4%
Vs. Year Ago

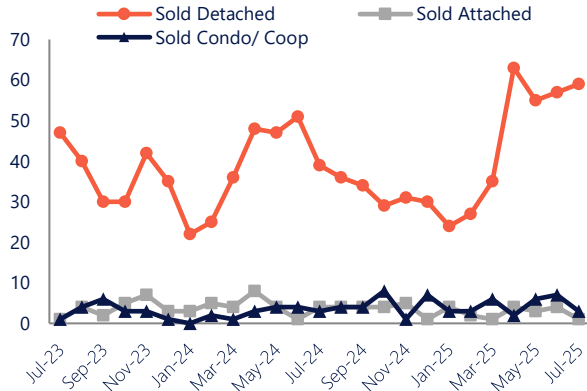
Days On Market

24



Up 14%
Vs. Year Ago

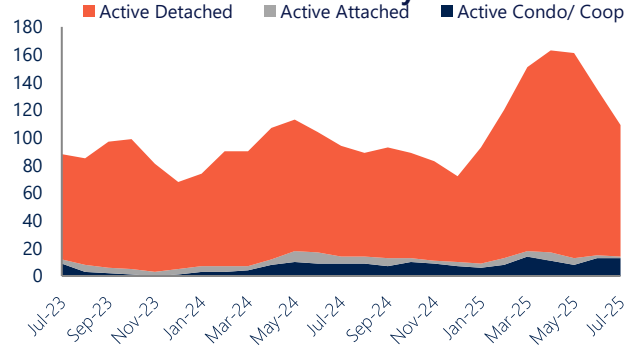
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 63 sold this month in North Arlington. This month's total units sold was higher than at this time last year.

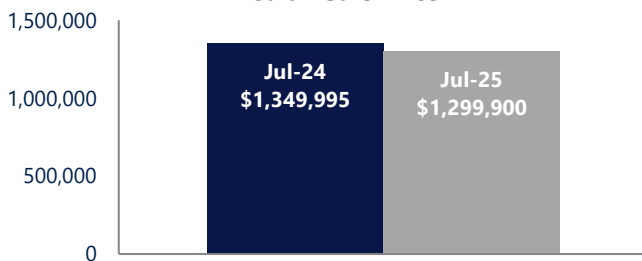
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 16%. The total number of active inventory this July was 109 compared to 94 in July 2024. This month's total of 109 is lower than the previous month's total supply of available inventory of 135, a decrease of 19%.

Median Sale Price



Median Sale Price

Last July, the median sale price for North Arlington Homes was \$1,349,995. This July, the median sale price was \$1,299,900, a decrease of 4% or \$50,095 compared to last year. The current median sold price is 5% lower 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.

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 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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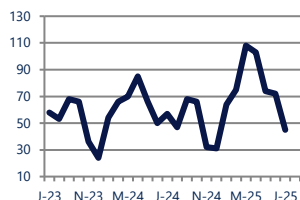
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JULY 2025

Zip Code(s): 22207, 22205 and 22213

New Listings

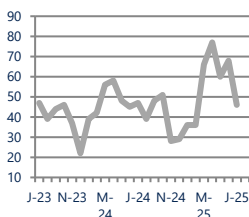
45



Down -21%
Vs. Year Ago

Current Contracts

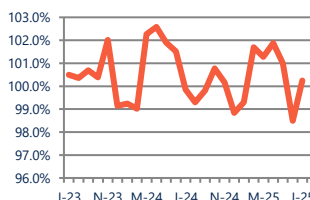
46



Down -2%
Vs. Year Ago

Sold Vs. List Price

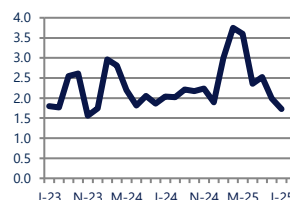
100.2%



No Change
Vs. Year Ago

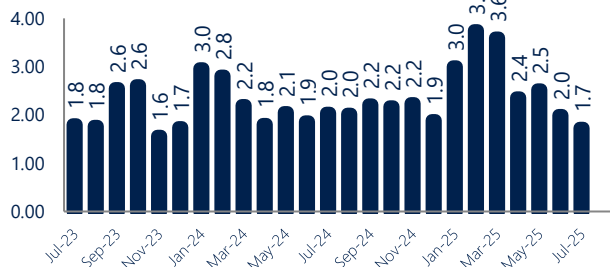
Months of Supply

1.7



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

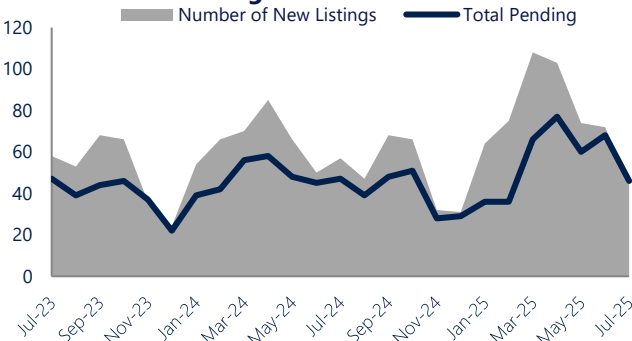
In July, there was 1.7 months of supply available in North Arlington, compared to 2.0 in July 2024. That is a decrease of 15% versus a year ago.

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.

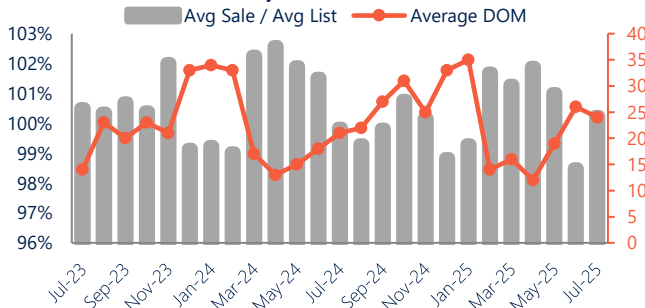
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in North Arlington compared to 57 in July 2024, a decrease of 21%. There were 46 current contracts pending sale this July compared to 47 a year ago. The number of current contracts is 2% lower 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 North Arlington was 100.2% 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 24, higher than the average last year, which was 21, an increase of 14%.

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