



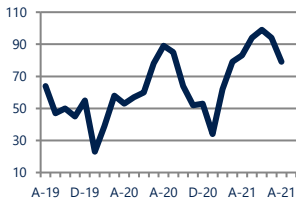
Focus On: North Arlington Housing Market

August 2021

Zip Code(s): 22207, 22205 and 22213

Units Sold

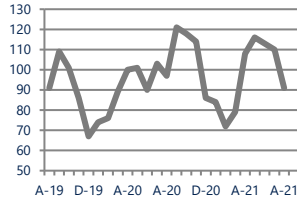
79



Down -11%
Vs. Year Ago

Active Inventory

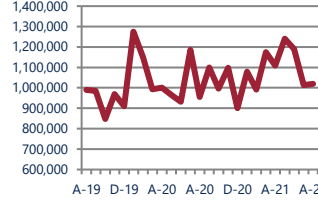
91



Down -6%
Vs. Year Ago

Median Sale Price

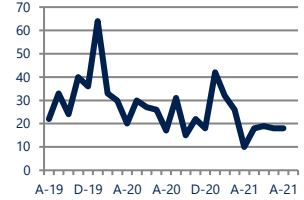
\$1,020,000



Up 7%
Vs. Year Ago

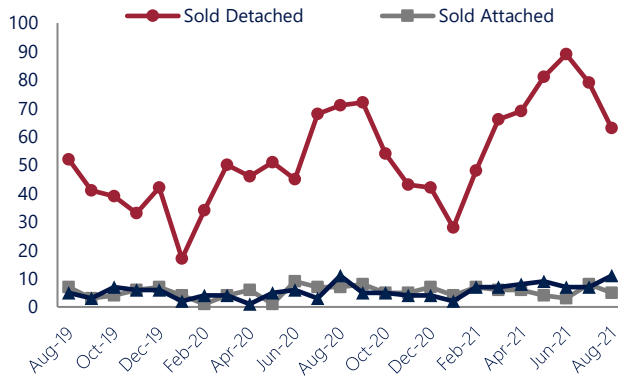
Days On Market

18



Up 6%
Vs. Year Ago

Units Sold*



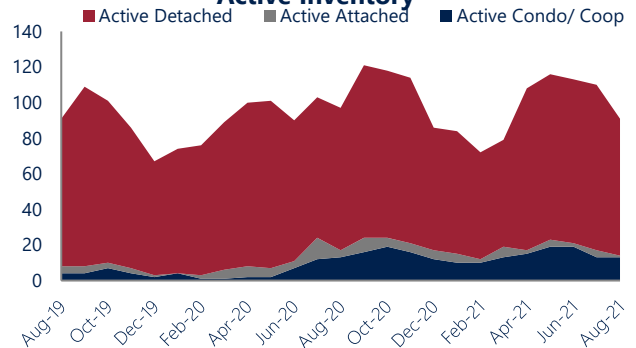
Units Sold

There was a decrease in total units sold in August, with 79 sold this month in North Arlington versus 94 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 11% versus August 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 6%. The total number of active inventory this August was 91 compared to 97 in August 2020. This month's total of 91 is lower than the previous month's total supply of available inventory of 110, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for North Arlington Homes was \$955,000. This August, the median sale price was \$1,020,000, an increase of 7% or \$65,000 compared to last year. The current median sold price is 1% higher than in July.

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

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*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.





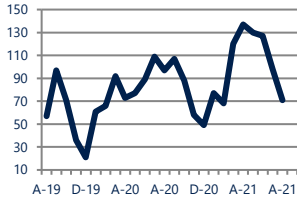
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August 2021

Zip Code(s): 22207, 22205 and 22213

New Listings

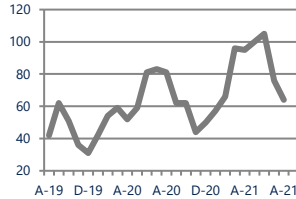
71



Down -27%
Vs. Year Ago

Current Contracts

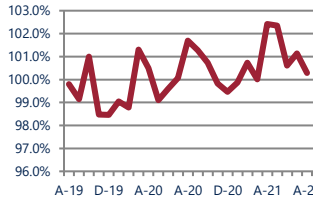
64



Down -21%
Vs. Year Ago

Sold Vs. List Price

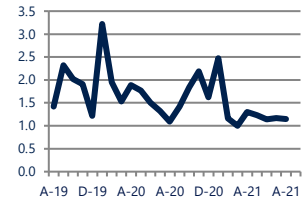
100.3%



Down -1.4%
Vs. Year Ago

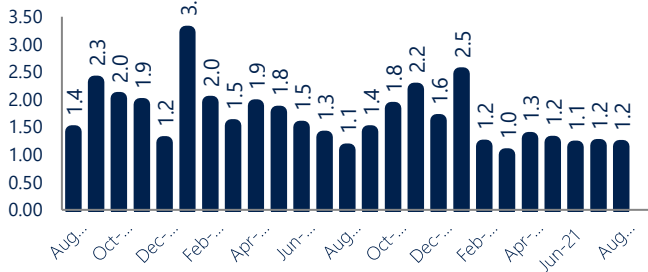
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

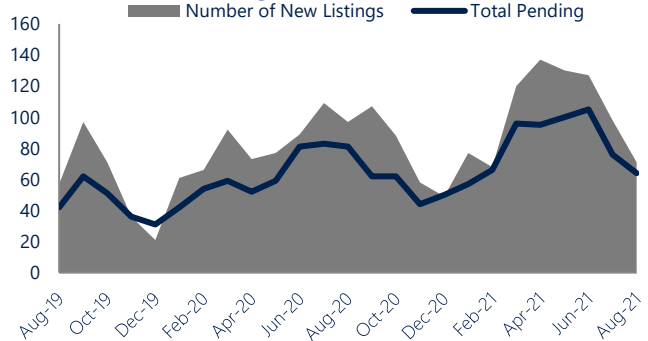
In August, there was 1.2 months of supply available in North Arlington. The amount of supply is similar compared to a year ago.

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.

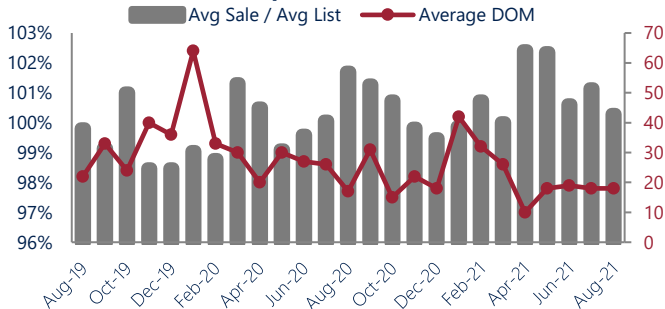
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in North Arlington compared to 97 in August 2020, a decrease of 27%. There were 64 current contracts pending sale this August compared to 81 a year ago. The number of current contracts is 21% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in North Arlington was 100.3% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 17, an increase of 6%.



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