



# The Long & Foster Market Minute™

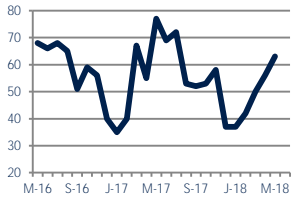
Focus On: Shirlington, Fairlington, and Crystal City Housing Market

May 2018

Zip Code(s): 22206 and 22202

## Units Sold

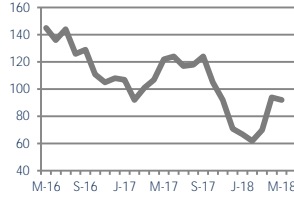
63



Down -18%  
Vs. Year Ago

## Active Inventory

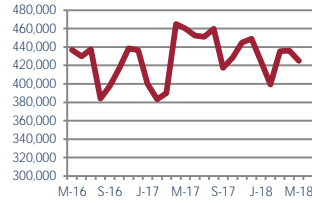
92



Down -25%  
Vs. Year Ago

## Median Sale Price

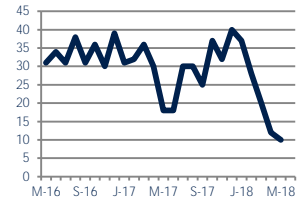
\$425,000



Down -8%  
Vs. Year Ago

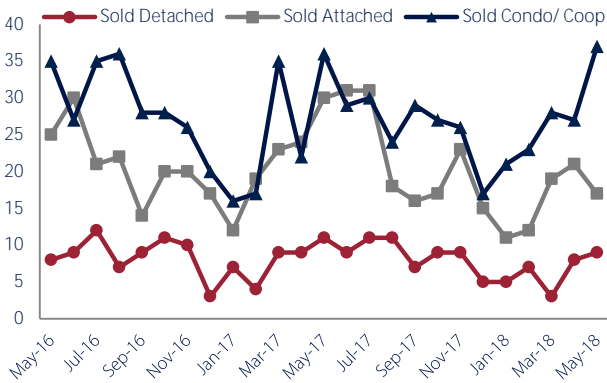
## Days On Market

10



Down -44%  
Vs. Year Ago

### Units Sold\*



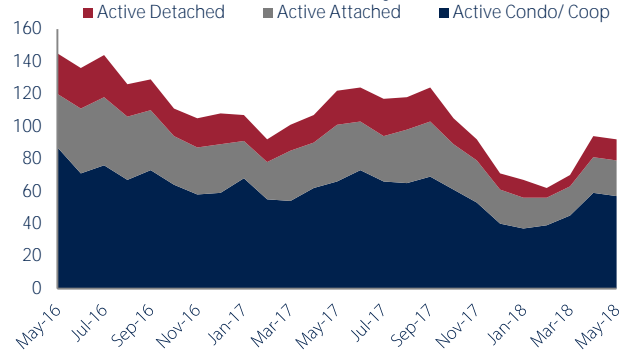
## Units Sold

There was an increase in total units sold in May, with 63 sold this month in Shirlington, Fairlington, and Crystal City versus 56 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 18% versus May 2017.

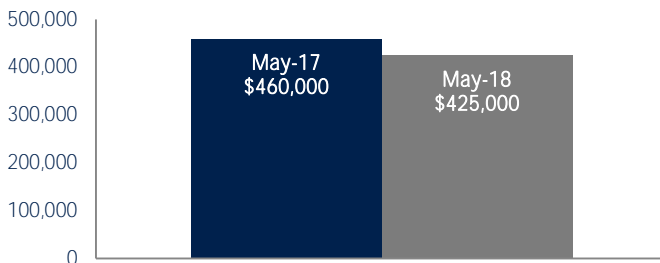
## Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 25%. The total number of active inventory this May was 92 compared to 122 in May 2017. This month's total of 92 is lower than the previous month's total supply of available inventory of 94, a decrease of 2%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Shirlington, Fairlington, and Crystal City Homes was \$460,000. This May, the median sale price was \$425,000, a decrease of 8% or \$35,000 compared to last year. The current median sold price is 3% 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.

Shirlington, Fairlington, and Crystal City are defined as properties listed in zip code/s 22206 and 22202.

\*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.



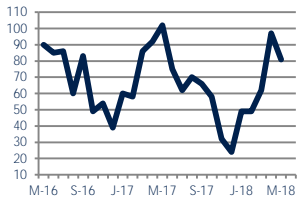
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 22206 and 22202

**New Listings**

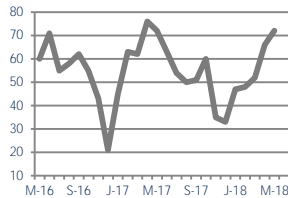
81



**Down -21%**  
Vs. Year Ago

**Current Contracts**

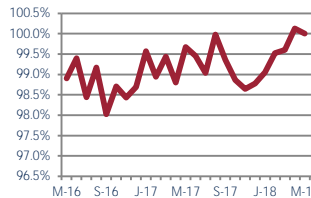
72



**No Change**  
Vs. Year Ago

**Sold Vs. List Price**

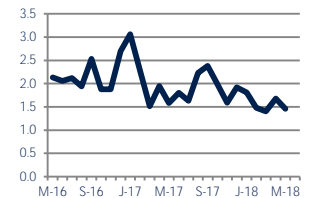
100.0%



**No Change**  
Vs. Year Ago

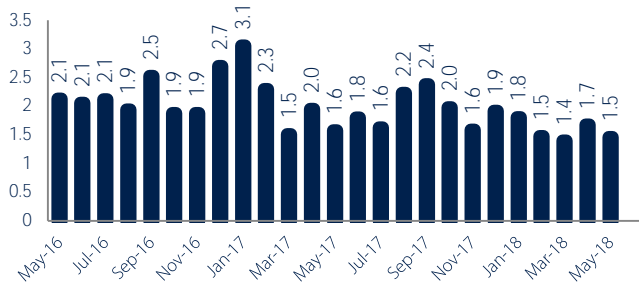
**Months of Supply**

1.5



**Down -8%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

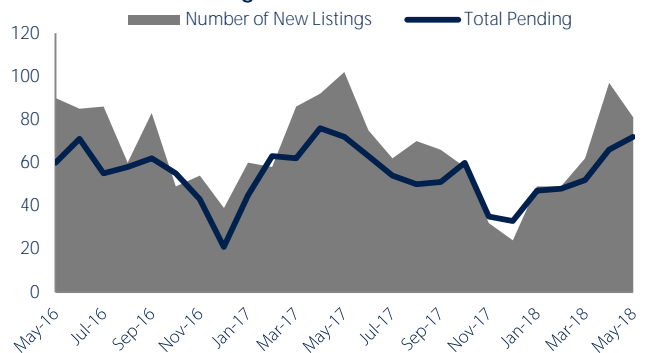
In May, there was 1.5 months of supply available in Shirlington, Fairlington, and Crystal City, compared to 1.6 in May 2017. That is a decrease of 8% versus a year ago.

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.

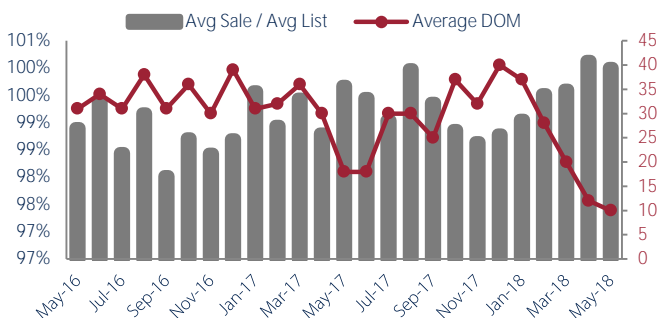
**New Listings & Current Contracts**

This month there were 81 homes newly listed for sale in Shirlington, Fairlington, and Crystal City compared to 102 in May 2017, a decrease of 21%. There were 72 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 9% higher than last month.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in Shirlington, Fairlington, and Crystal City was 100.0% 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 10, lower than the average last year, which was 18, a decrease of 44%.



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