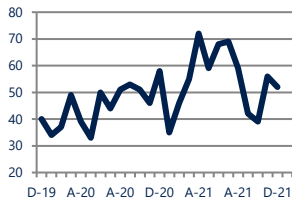




Zip Code(s): 22206 and 22202

Units Sold

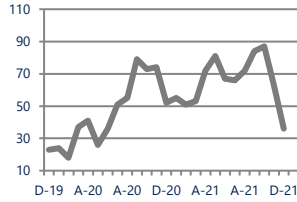
52



Down -10%
Vs. Year Ago

Active Inventory

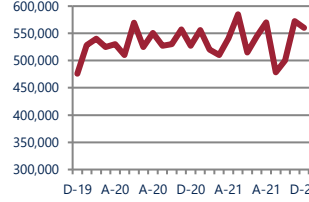
36



Down -31%
Vs. Year Ago

Median Sale Price

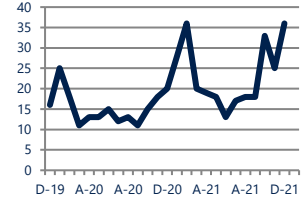
\$560,000



Up 6%
Vs. Year Ago

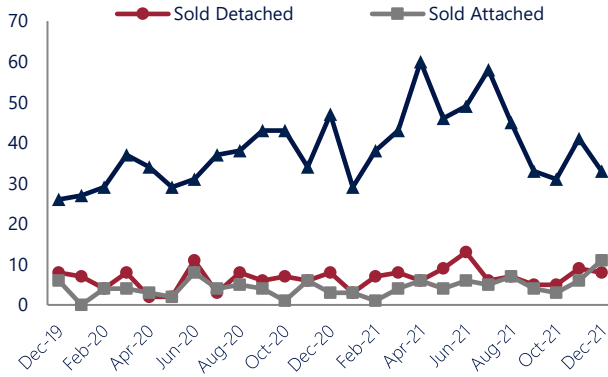
Days On Market

36



Up 80%
Vs. Year Ago

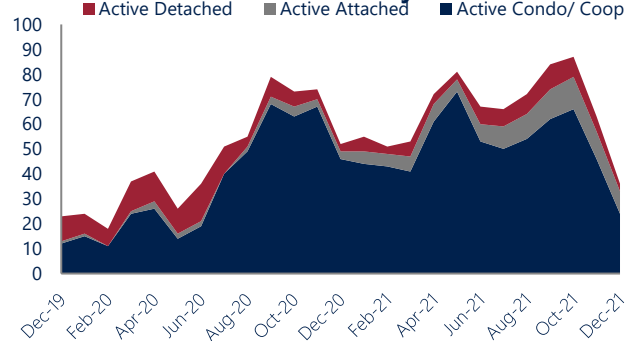
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 52 sold this month in Shirlington, Fairlington, and Crystal City versus 56 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 10% versus December 2020.

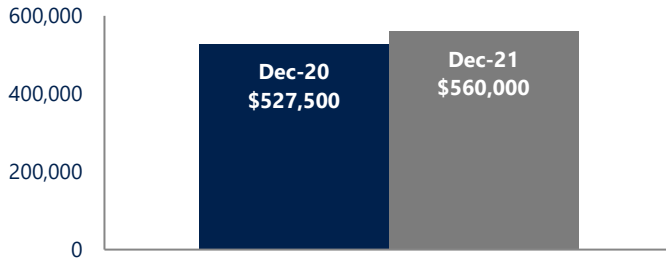
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 31%. The total number of active inventory this December was 36 compared to 52 in December 2020. This month's total of 36 is lower than the previous month's total supply of available inventory of 63, a decrease of 43%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Shirlington, Fairlington, and Crystal City Homes was \$527,500. This December, the median sale price was \$560,000, an increase of 6% or \$32,500 compared to last year. The current median sold price is 2% 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.

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 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.

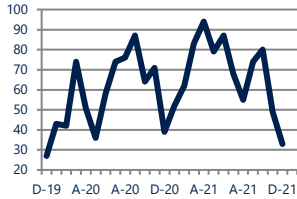




Zip Code(s): 22206 and 22202

New Listings

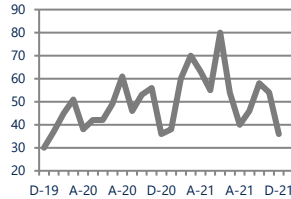
33



Down -15%
Vs. Year Ago

Current Contracts

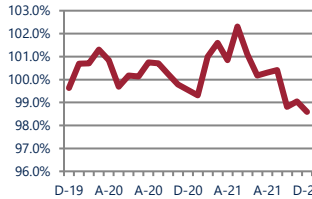
36



No Change
Vs. Year Ago

Sold Vs. List Price

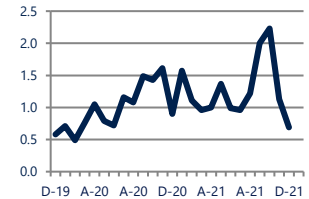
98.6%



Down -1%
Vs. Year Ago

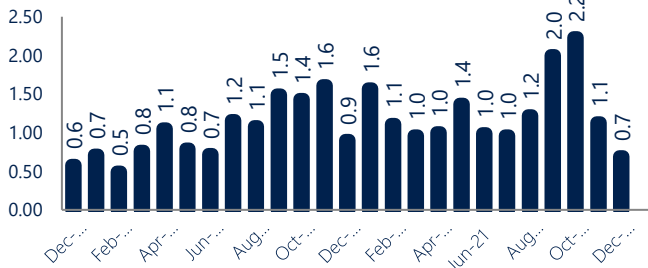
Months of Supply

0.7



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

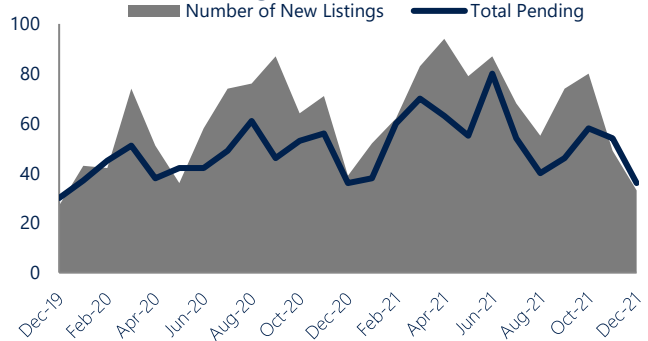
In December, there was 0.7 months of supply available in Shirlington, Fairlington, and Crystal City, compared to 0.9 in December 2020. That is a decrease of 23% versus a year ago.

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.

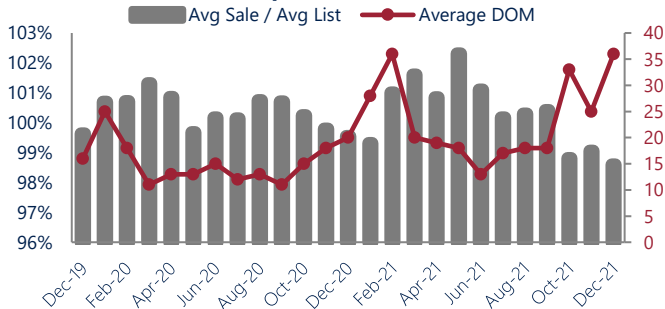
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Shirlington, Fairlington, and Crystal City compared to 39 in December 2020, a decrease of 15%. There were 36 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 33% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Shirlington, Fairlington, and Crystal City was 98.6% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 20, an increase of 80%.



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