



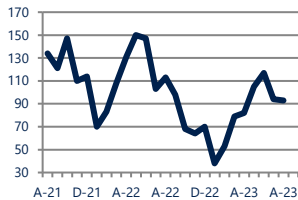
## Focus On: Vienna, Oakton, and Tyson's Corner Housing Market

August 2023

Zip Code(s): 22182, 22185, 22181, 22180, 22027 and 22124

### Units Sold

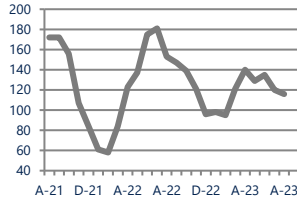
93



**Down -18%**  
Vs. Year Ago

### Active Inventory

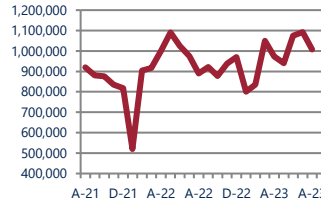
116



**Down -24%**  
Vs. Year Ago

### Median Sale Price

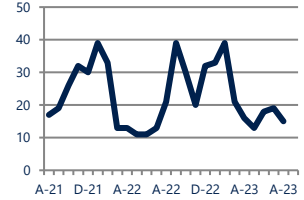
\$1,007,500



**Up 13%**  
Vs. Year Ago

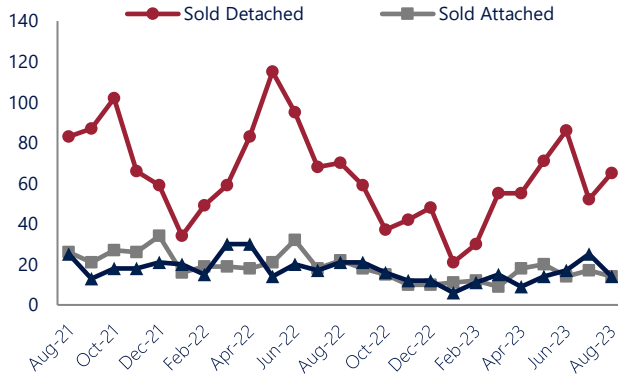
### Days On Market

15



**Down -29%**  
Vs. Year Ago

### Units Sold\*



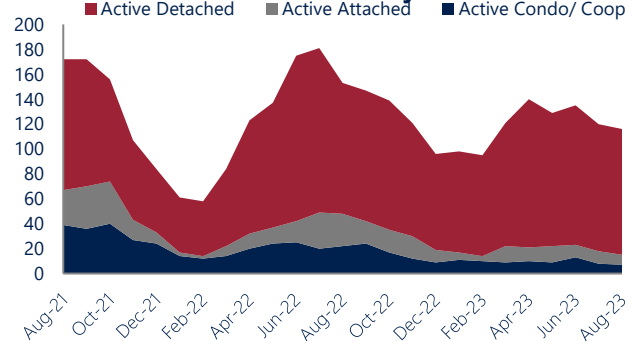
### Units Sold

There was a decrease in total units sold in August, with 93 sold this month in Vienna, Oakton, and Tyson's Corner versus 94 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 18% versus August 2022.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 24%. The total number of active inventory this August was 116 compared to 153 in August 2022. This month's total of 116 is lower than the previous month's total supply of available inventory of 120, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Vienna, Oakton, and Tyson's Corner Homes was \$890,000. This August, the median sale price was \$1,007,500, an increase of 13% or \$117,500 compared to last year. The current median sold price is 8% lower 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.

Vienna, Oakton, and Tyson's Corner are defined as properties listed in zip code/s 22182, 22185, 22181, 22180, 22027 and 22124.

\*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.



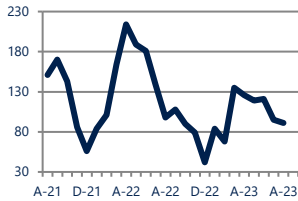
## Focus On: Vienna, Oakton, and Tyson's Corner Housing Market

August 2023

Zip Code(s): 22182, 22185, 22181, 22180, 22027 and 22124

### New Listings

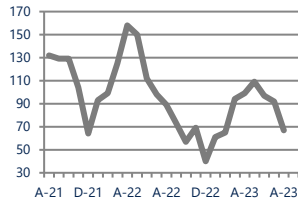
91



**Down -7%**  
Vs. Year Ago

### Current Contracts

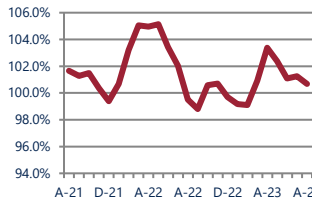
67



**Down -25%**  
Vs. Year Ago

### Sold Vs. List Price

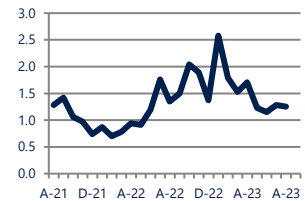
100.7%



**Up 1.2%**  
Vs. Year Ago

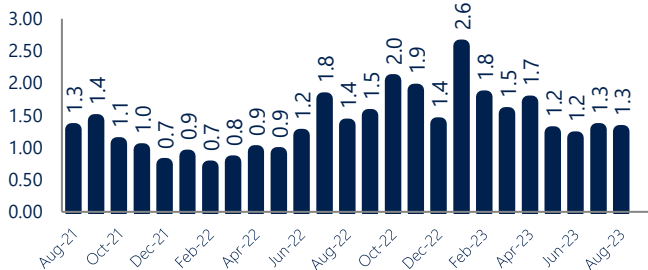
### Months of Supply

1.3



**Down -7%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

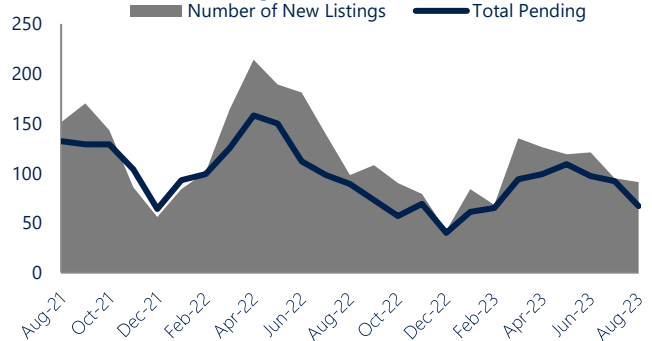
In August, there was 1.2 months of supply available in Vienna, Oakton, and Tyson's Corner, compared to 1.4 in August 2022. That is a decrease of 8% versus a year ago.

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.

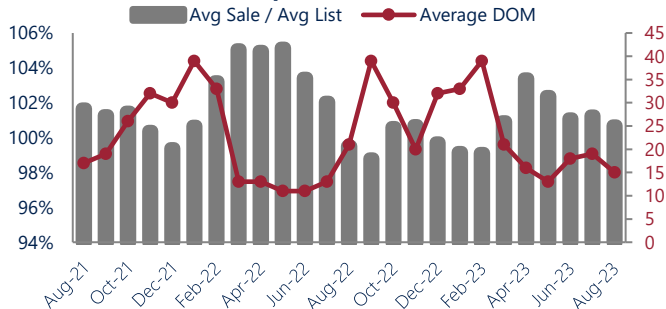
### New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Vienna, Oakton, and Tyson's Corner compared to 98 in August 2022, a decrease of 7%. There were 67 current contracts pending sale this August compared to 89 a year ago. The number of current contracts is 25% 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 Vienna, Oakton, and Tyson's Corner was 100.7% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 21, a decrease of 29%.



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