

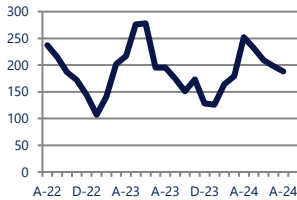
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

AUGUST 2024

## Units Sold

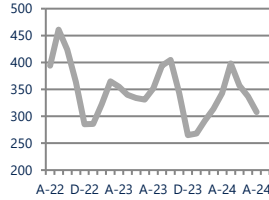
188



**Down -4%**  
Vs. Year Ago

## Active Inventory

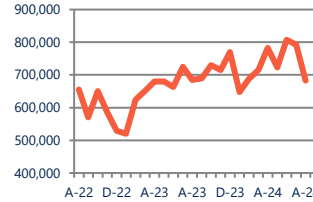
308



**Down -13%**  
Vs. Year Ago

## Median Sale Price

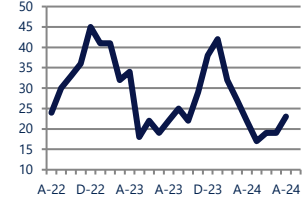
\$682,500



**No Change**  
Vs. Year Ago

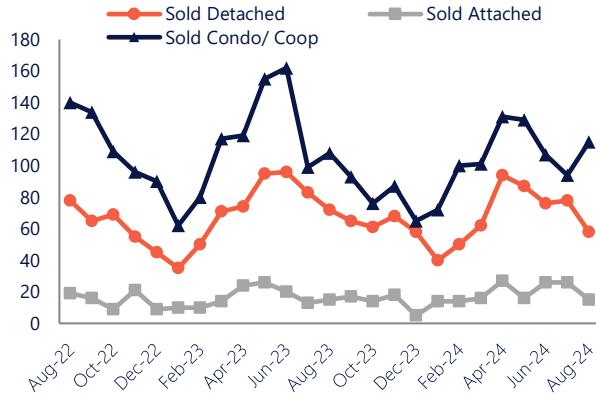
## Days On Market

23



**Up 5%**  
Vs. Year Ago

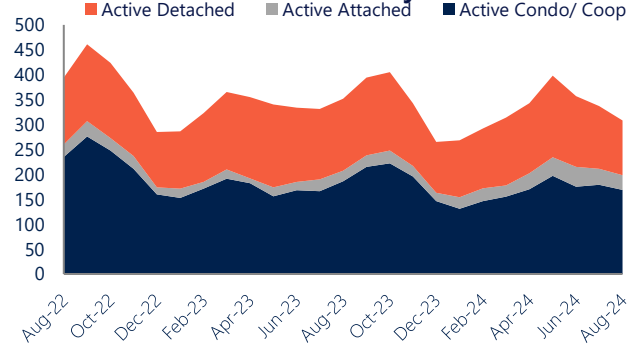
### Units Sold\*



## Units Sold

There was a decrease in total units sold in August, with 188 sold this month in Arlington County versus 198 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 4% versus August 2023.

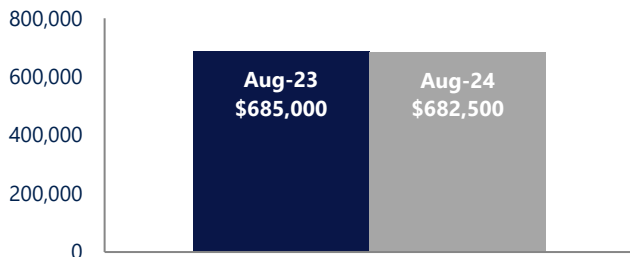
### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 13%. The total number of active inventory this August was 308 compared to 352 in August 2023. This month's total of 308 is lower than the previous month's total supply of available inventory of 337, a decrease of 9%.

### Median Sale Price



## Median Sale Price

Last August, the median sale price for Arlington County Homes was \$685,000. This August, the median sale price was \$682,500, which is similar compared to a year ago. The current median sold price is 14% 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.

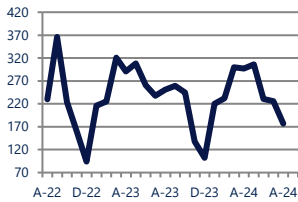
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

AUGUST 2024

## New Listings

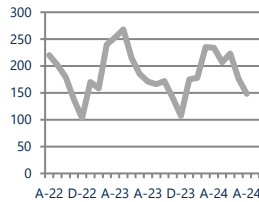
177



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

## Current Contracts

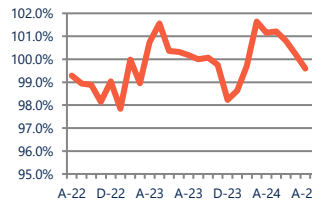
148



**Down -13%**  
Vs. Year Ago

## Sold Vs. List Price

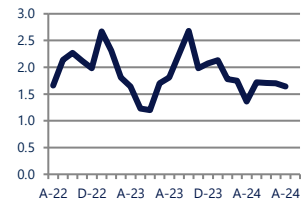
99.6%



**Down -0.6%**  
Vs. Year Ago

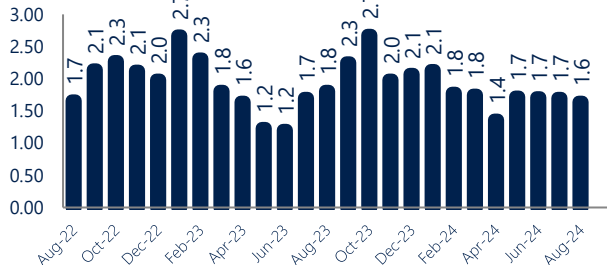
## Months of Supply

1.6



**Down -9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

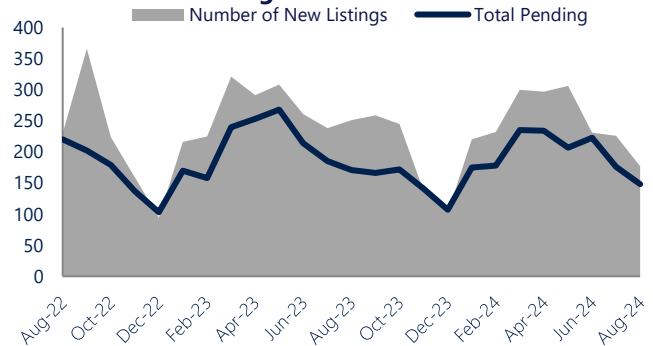
In August, there was 1.6 months of supply available in Arlington County, compared to 1.8 in August 2023. That is a decrease of 9% versus a year ago.

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.

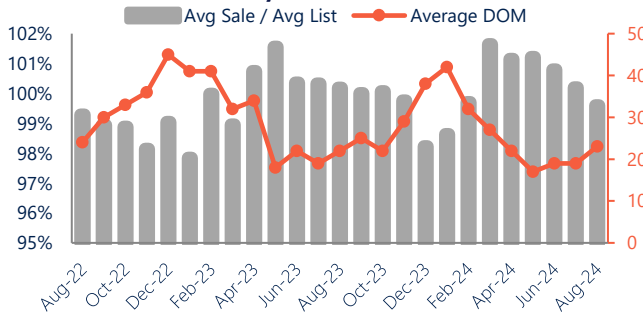
## New Listings & Current Contracts

This month there were 177 homes newly listed for sale in Arlington County compared to 251 in August 2023, a decrease of 29%. There were 148 current contracts pending sale this August compared to 171 a year ago. The number of current contracts is 13% 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 Arlington County was 99.6% of the average list price, which is 0.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 22, an increase of 5%.