

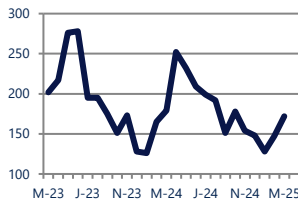
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

MARCH 2025

## Units Sold

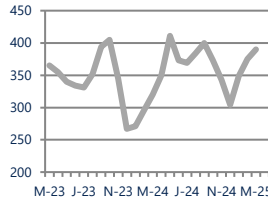
172



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

## Active Inventory

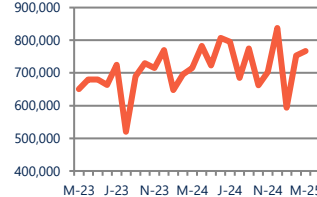
390



**Up 22%**  
Vs. Year Ago

## Median Sale Price

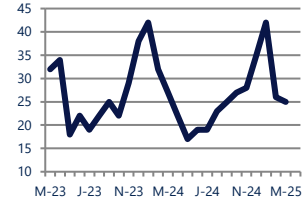
\$767,000



**Up 7%**  
Vs. Year Ago

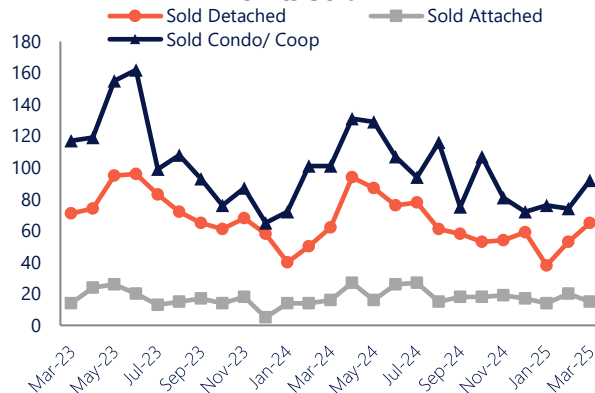
## Days On Market

25



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

### Units Sold\*



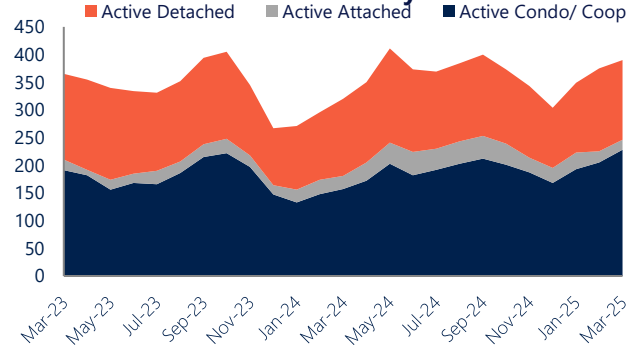
### Units Sold

There was an increase in total units sold in March, with 172 sold this month in Arlington County versus 147 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 4% versus March 2024.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 70 units or 22%. The total number of active inventory this March was 390 compared to 320 in March 2024. This month's total of 390 is higher than the previous month's total supply of available inventory of 375, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Arlington County Homes was \$715,000. This March, the median sale price was \$767,000, an increase of 7% or \$52,000 compared to last year. The current median sold price is 2% higher than in February.

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

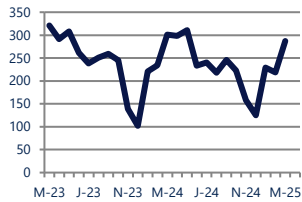
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

MARCH 2025

## New Listings

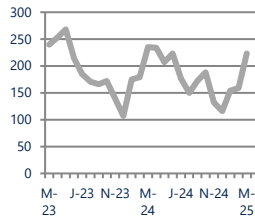
287



**Down -5%**  
Vs. Year Ago

## Current Contracts

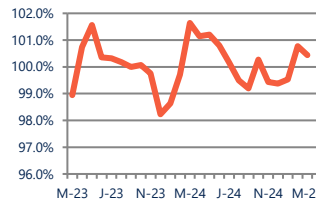
223



**Down -5%**  
Vs. Year Ago

## Sold Vs. List Price

100.4%



**Down -1.2%**  
Vs. Year Ago

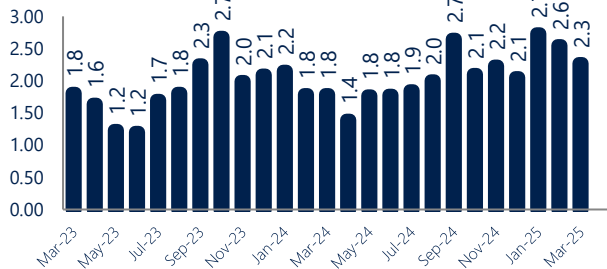
## Months of Supply

2.3



**Up 27%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

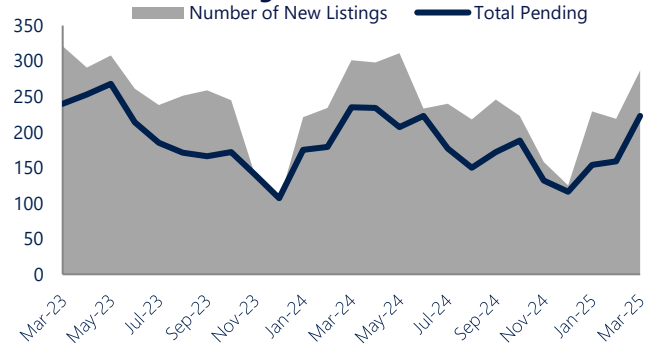
In March, there was 2.3 months of supply available in Arlington County, compared to 1.8 in March 2024. That is an increase of 27% versus a year ago.

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.

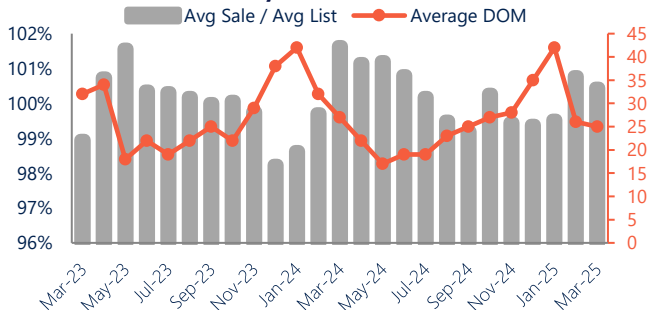
## New Listings & Current Contracts

This month there were 287 homes newly listed for sale in Arlington County compared to 301 in March 2024, a decrease of 5%. There were 223 current contracts pending sale this March compared to 235 a year ago. The number of current contracts is 5% lower than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Arlington County was 100.4% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 27, a decrease of 7%.