

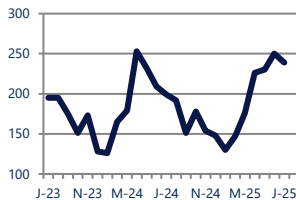
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

JULY 2025

Units Sold

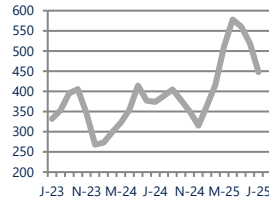
239



Up 20%
Vs. Year Ago

Active Inventory

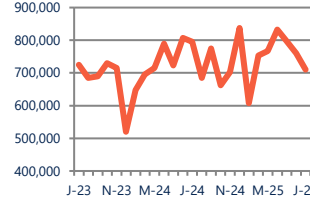
448



Up 20%
Vs. Year Ago

Median Sale Price

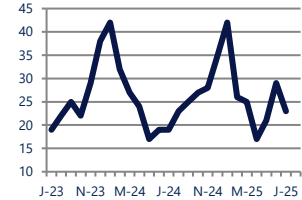
\$710,000



Down -11%
Vs. Year Ago

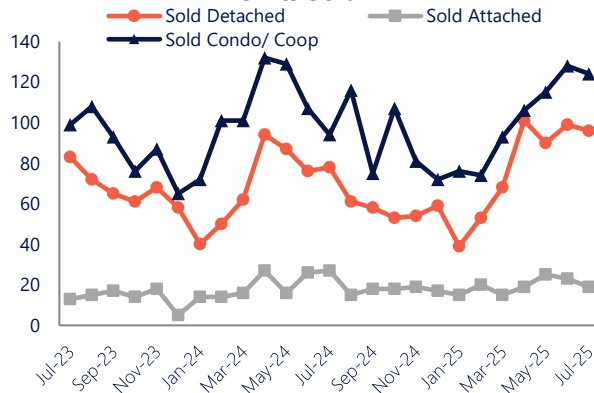
Days On Market

23



Up 21%
Vs. Year Ago

Units Sold*



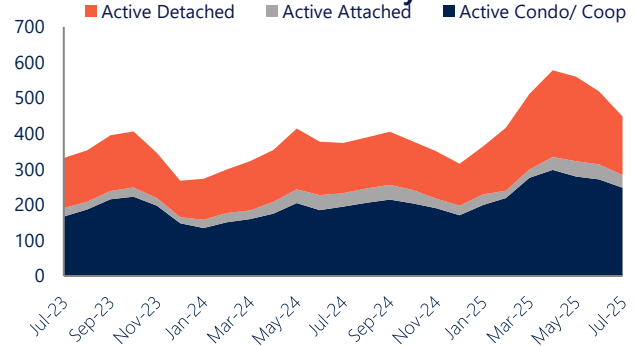
Units Sold

There was a decrease in total units sold in July, with 239 sold this month in Arlington County versus 250 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 20% versus July 2024.

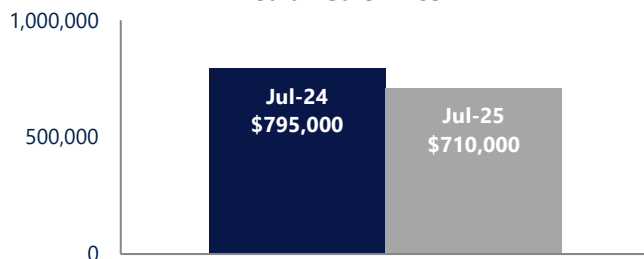
Active Inventory

Versus last year, the total number of homes available this month is higher by 74 units or 20%. The total number of active inventory this July was 448 compared to 374 in July 2024. This month's total of 448 is lower than the previous month's total supply of available inventory of 519, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Arlington County Homes was \$795,000. This July, the median sale price was \$710,000, a decrease of 11% or \$85,000 compared to last year. The current median sold price is 7% lower than in June.

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

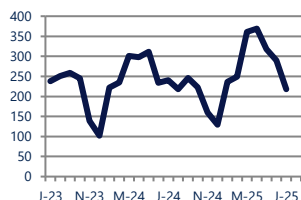
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

JULY 2025

New Listings

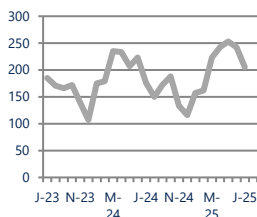
218



Down -9%
Vs. Year Ago

Current Contracts

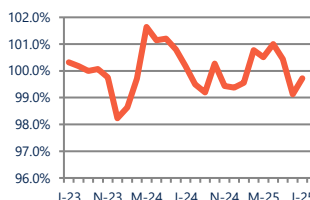
205



Up 16%
Vs. Year Ago

Sold Vs. List Price

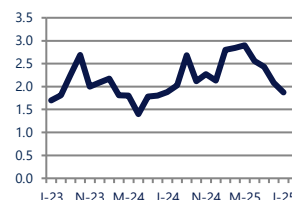
99.7%



No Change
Vs. Year Ago

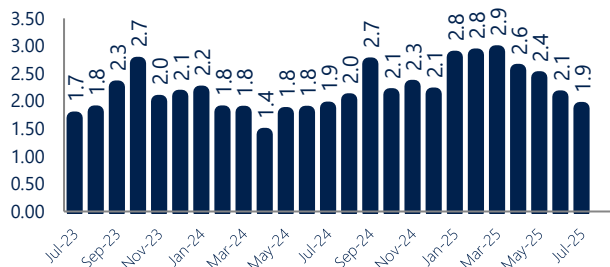
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

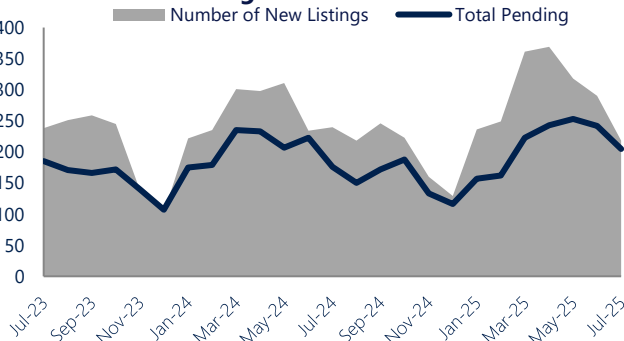
In July, there was 1.9 months of supply available in Arlington County. The amount of supply is similar compared to a year ago.

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.

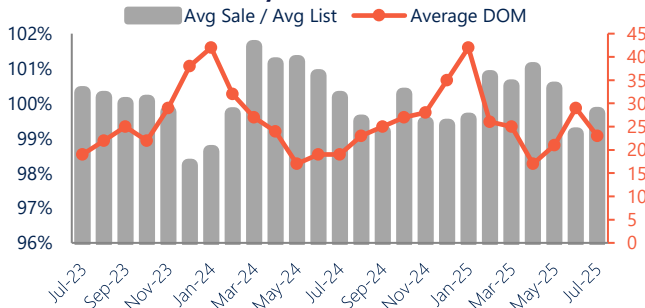
New Listings & Current Contracts

This month there were 218 homes newly listed for sale in Arlington County compared to 240 in July 2024, a decrease of 9%. There were 205 current contracts pending sale this July compared to 176 a year ago. The number of current contracts is 16% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Arlington County was 99.7% 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 23, higher than the average last year, which was 19, an increase of 21%.