

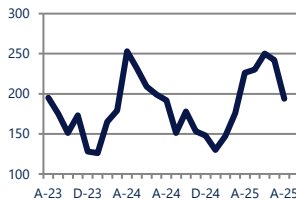
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

AUGUST 2025

## Units Sold

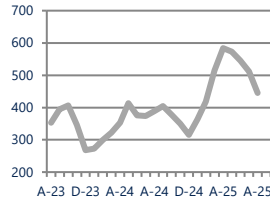
194



Up 1%  
Vs. Year Ago

## Active Inventory

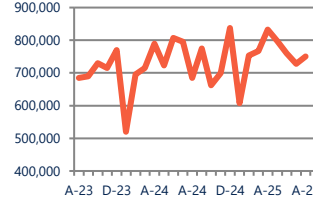
445



Up 14%  
Vs. Year Ago

## Median Sale Price

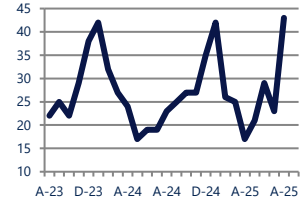
\$750,000



Up 9%  
Vs. Year Ago

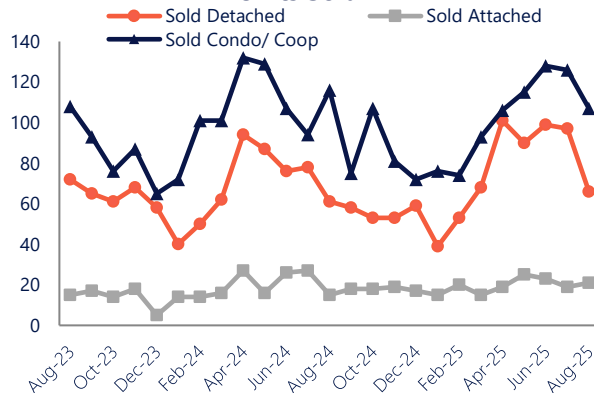
## Days On Market

43



Up 87%  
Vs. Year Ago

## Units Sold\*



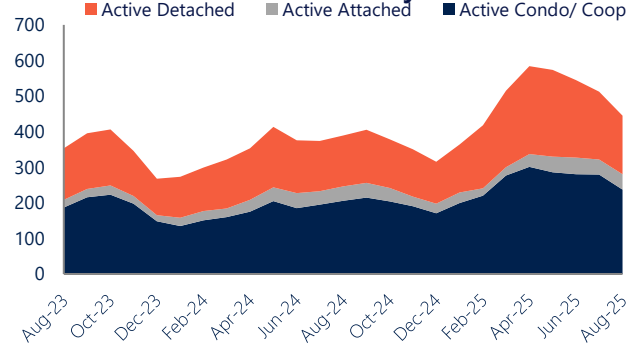
## Units Sold

There was a decrease in total units sold in August, with 194 sold this month in Arlington County versus 242 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 1% versus August 2024.

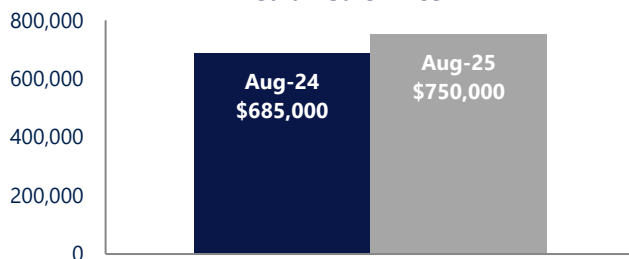
## Active Inventory

Versus last year, the total number of homes available this month is higher by 56 units or 14%. The total number of active inventory this August was 445 compared to 389 in August 2024. This month's total of 445 is lower than the previous month's total supply of available inventory of 512, a decrease of 13%.

## Active Inventory\*



## 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 \$750,000, an increase of 9% or \$65,000 compared to last year. The current median sold price is 3% higher 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.

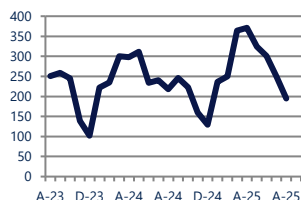
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ARLINGTON COUNTY HOUSING MARKET**

AUGUST 2025

## New Listings

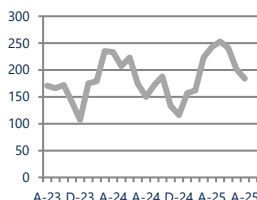
195



**Down -11%**  
Vs. Year Ago

## Current Contracts

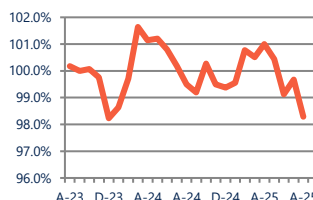
184



**Up 23%**  
Vs. Year Ago

## Sold Vs. List Price

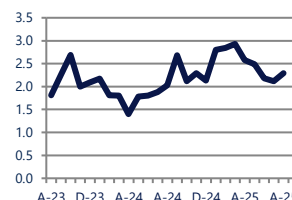
98.3%



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

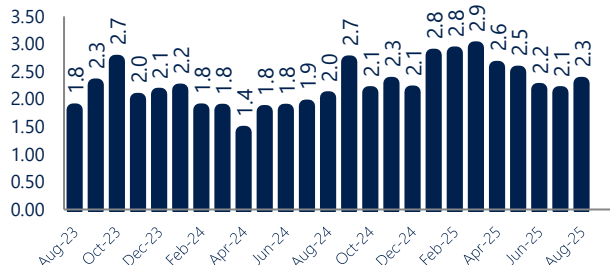
## Months of Supply

2.3



**Up 13%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

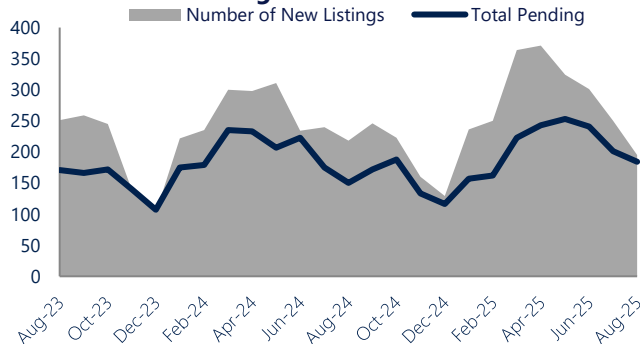
In August, there was 2.3 months of supply available in Arlington County, compared to 2.0 in August 2024. That is an increase of 13% versus a year ago.

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.

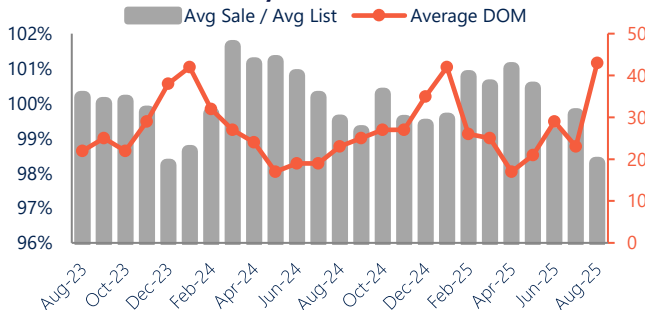
## New Listings & Current Contracts

This month there were 195 homes newly listed for sale in Arlington County compared to 218 in August 2024, a decrease of 11%. There were 184 current contracts pending sale this August compared to 150 a year ago. The number of current contracts is 23% higher 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 98.3% 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 43, higher than the average last year, which was 23, an increase of 87%.