



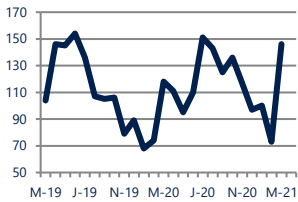
Focus On: Vienna, Oakton, and Tyson's Corner Housing Market

March 2021

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

Units Sold

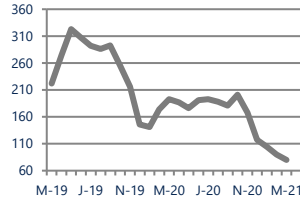
146



Up 24%
Vs. Year Ago

Active Inventory

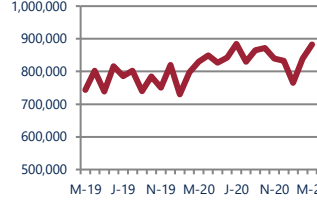
80



Down -59%
Vs. Year Ago

Median Sale Price

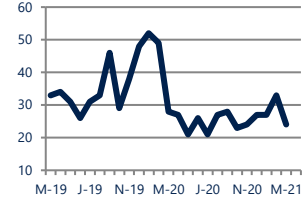
\$882,750



Up 6%
Vs. Year Ago

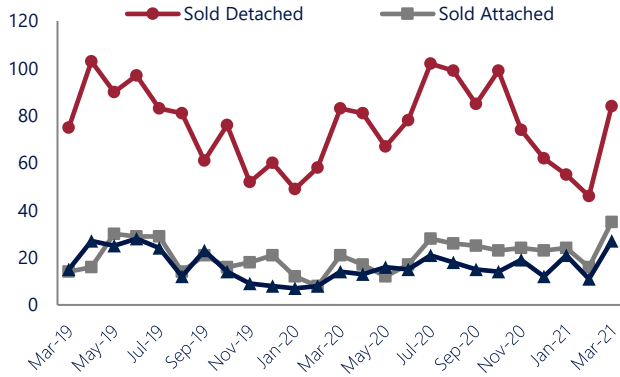
Days On Market

24



Down -14%
Vs. Year Ago

Units Sold*



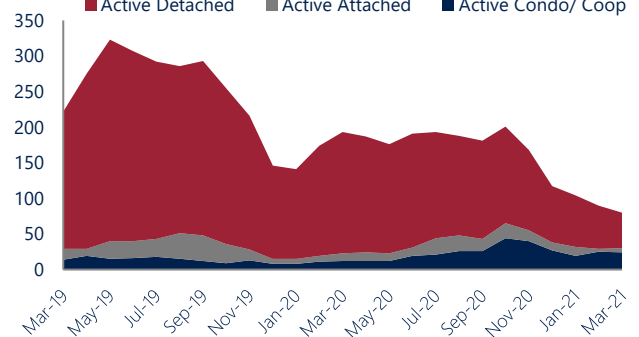
Units Sold

There was an increase in total units sold in March, with 146 sold this month in Vienna, Oakton, and Tyson's Corner. This month's total units sold was higher than at this time last year.

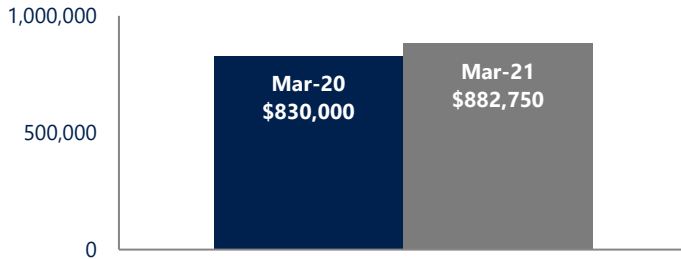
Active Inventory

Versus last year, the total number of homes available this month is lower by 113 units or 59%. The total number of active inventory this March was 80 compared to 193 in March 2020. This month's total of 80 is lower than the previous month's total supply of available inventory of 90, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Vienna, Oakton, and Tyson's Corner Homes was \$830,000. This March, the median sale price was \$882,750, an increase of 6% or \$52,750 compared to last year. The current median sold price is 5% 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.

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.

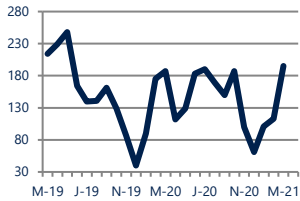




Zip Code(s): 22182, 22185, 22181, 22180, 22027 and 22124

New Listings

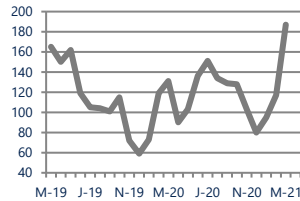
195



Up 4%
Vs. Year Ago

Current Contracts

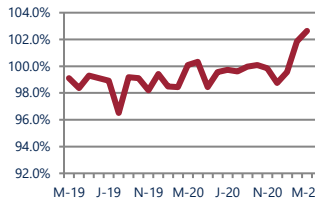
187



Up 43%
Vs. Year Ago

Sold Vs. List Price

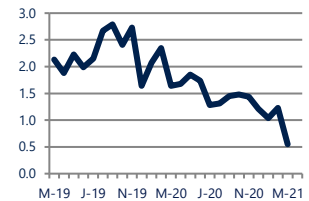
102.6%



Up 2.6%
Vs. Year Ago

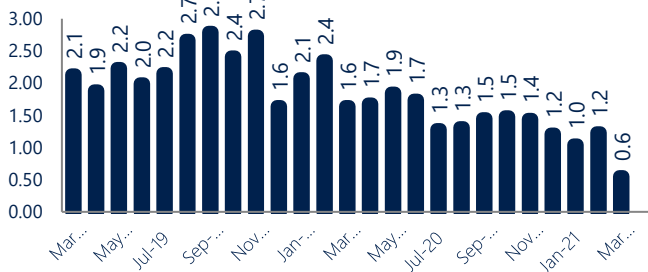
Months of Supply

0.6



Down -66%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

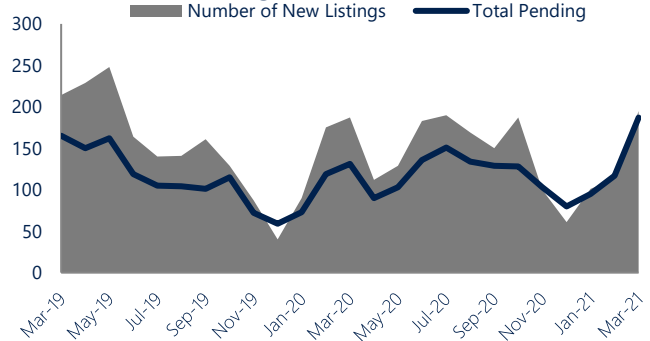
This month there were 195 homes newly listed for sale in Vienna, Oakton, and Tyson's Corner compared to 187 in March 2020, an increase of 4%. There were 187 current contracts pending sale this March compared to 131 a year ago. The number of current contracts is 43% higher than last March.

Months of Supply

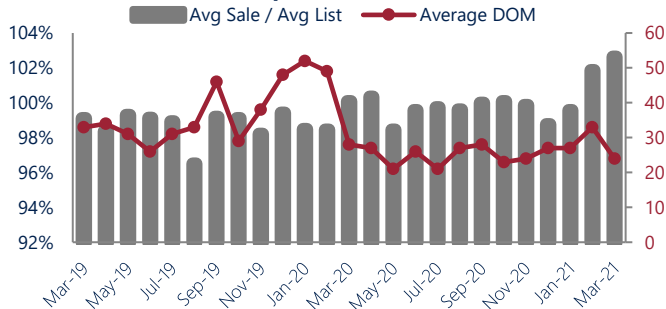
In March, there was 0.5 months of supply available in Vienna, Oakton, and Tyson's Corner, compared to 1.6 in March 2020. That is a decrease of 66% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Vienna, Oakton, and Tyson's Corner was 102.6% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 28, a decrease of 14%.



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