



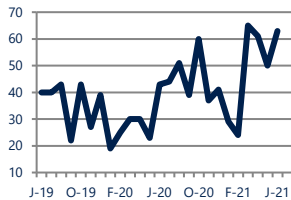
**Focus On: Arlandria and Del Ray Housing Market**

June 2021

Zip Code(s): 22305 and 22301

**Units Sold**

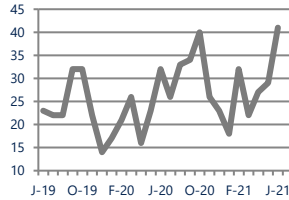
**63**



**Up**  
Vs. Year Ago

**Active Inventory**

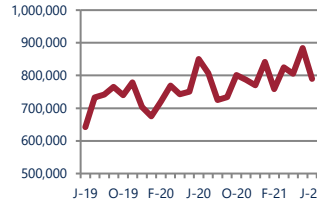
**41**



**Up 28%**  
Vs. Year Ago

**Median Sale Price**

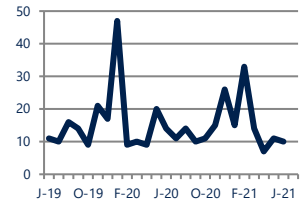
**\$790,000**



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

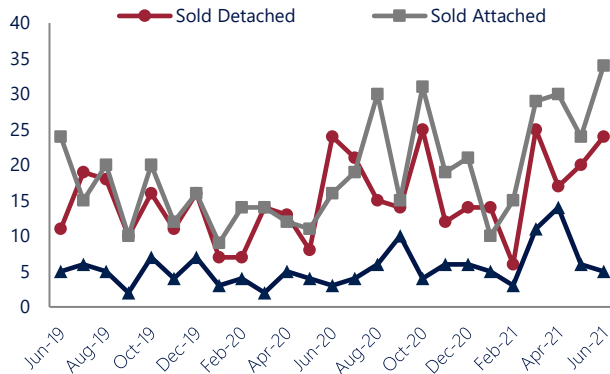
**Days On Market**

**10**



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

**Units Sold\***



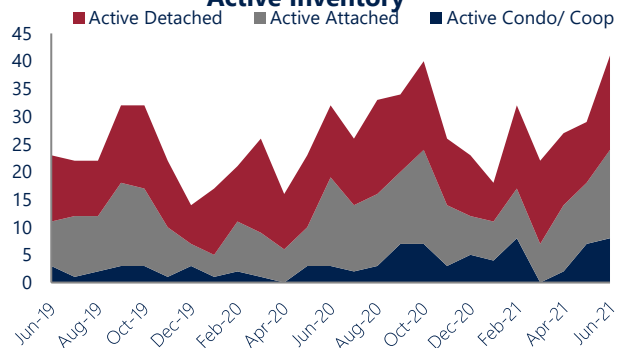
**Units Sold**

There was an increase in total units sold in June, with 63 sold this month in Arlandria and Del Ray. 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 higher by 9 units or 28%. The total number of active inventory this June was 41 compared to 32 in June 2020. This month's total of 41 is higher than the previous month's total supply of available inventory of 29, an increase of 41%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Arlandria and Del Ray Homes was \$850,000. This June, the median sale price was \$790,000, a decrease of 7% or \$60,000 compared to last year. The current median sold price is 11% lower than in May.

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

Arlandria and Del Ray are defined as properties listed in zip code/s 22305 and 22301.

\*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.





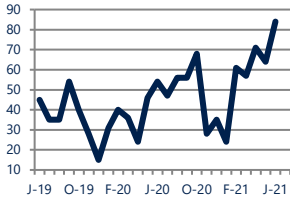
## Focus On: Arlandria and Del Ray Housing Market

June 2021

Zip Code(s): 22305 and 22301

### New Listings

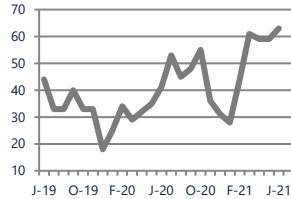
84



**Up 56%**  
Vs. Year Ago

### Current Contracts

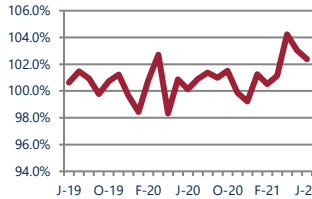
63



**Up 54%**  
Vs. Year Ago

### Sold Vs. List Price

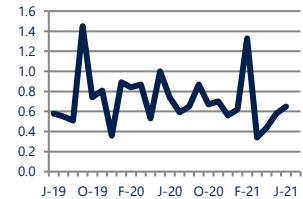
102.4%



**Up 2.2%**  
Vs. Year Ago

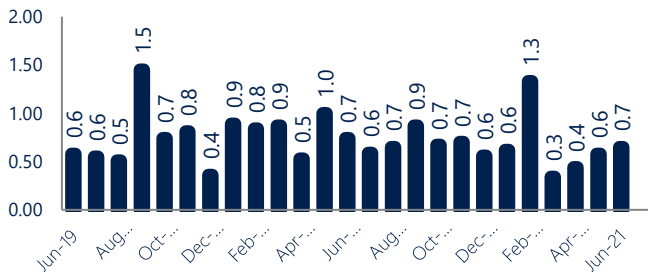
### Months of Supply

0.7



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

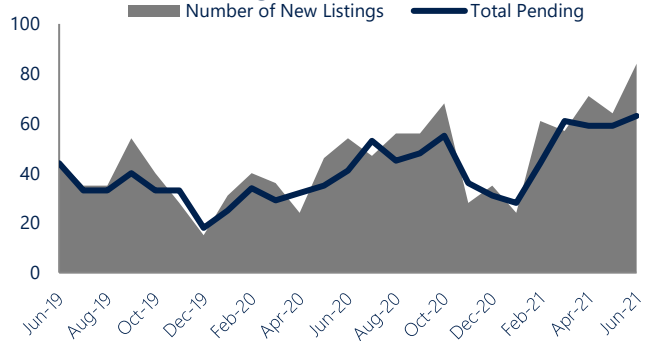
In June, there was 0.7 months of supply available in Arlandria and Del Ray. The amount of supply is similar compared to a year ago.

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.

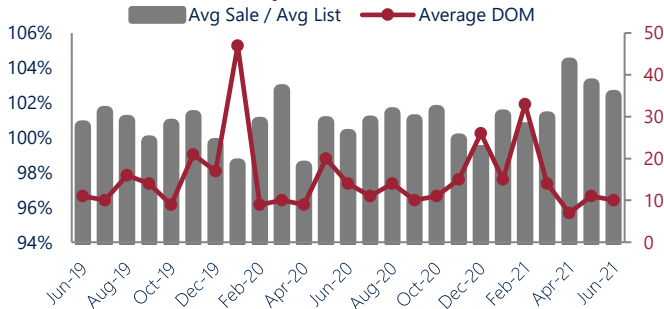
### New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Arlandria and Del Ray compared to 54 in June 2020, an increase of 56%. There were 63 current contracts pending sale this June compared to 41 a year ago. The number of current contracts is 54% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Arlandria and Del Ray was 102.4% of the average list price, which is 2.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 14, a decrease of 29%.



Arlandria and Del Ray are defined as properties listed in zip code/s 22305 and 22301.

\*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.

