



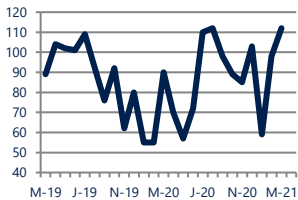
Focus On: Clarendon, Ballston, and Rosslyn Housing Market

March 2021

Zip Code(s): 22201, 22203 and 22209

Units Sold

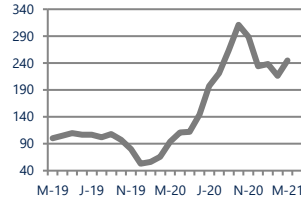
112



Up 24%
Vs. Year Ago

Active Inventory

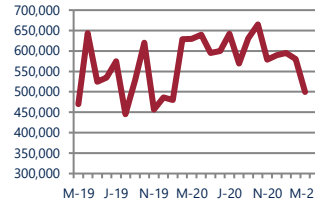
245



Up 161%
Vs. Year Ago

Median Sale Price

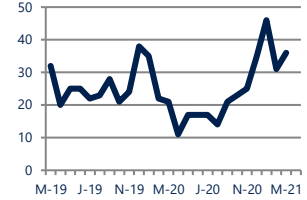
\$499,950



Down -21%
Vs. Year Ago

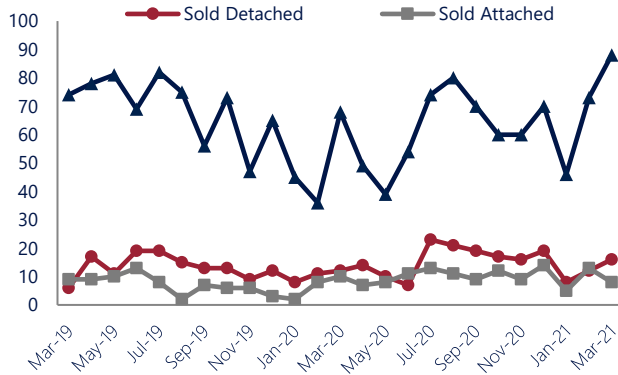
Days On Market

36



Up 71%
Vs. Year Ago

Units Sold*



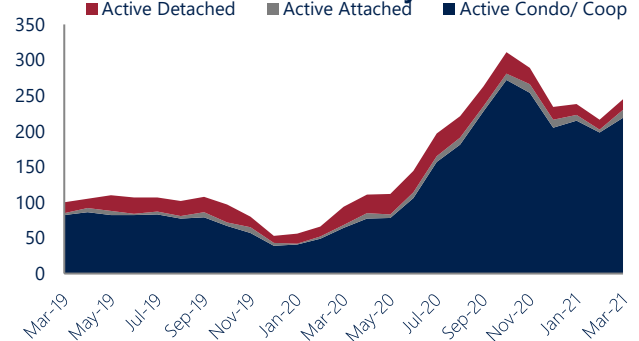
Units Sold

There was an increase in total units sold in March, with 112 sold this month in Clarendon, Ballston, and Rosslyn versus 98 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 24% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 151 units or 161%. The total number of active inventory this March was 245 compared to 94 in March 2020. This month's total of 245 is higher than the previous month's total supply of available inventory of 216, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Clarendon, Ballston, and Rosslyn Homes was \$630,000. This March, the median sale price was \$499,950, a decrease of 21% or \$130,050 compared to last year. The current median sold price is 14% lower 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.

Clarendon, Ballston, and Rosslyn are defined as properties listed in zip code/s 22201, 22203 and 22209.

*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.





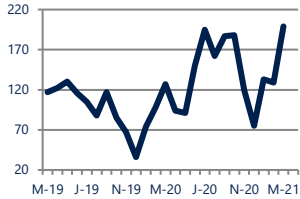
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March 2021

Zip Code(s): 22201, 22203 and 22209

New Listings

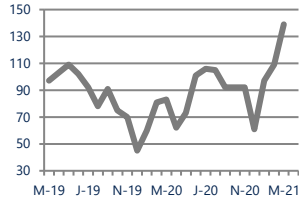
199



Up 57%
Vs. Year Ago

Current Contracts

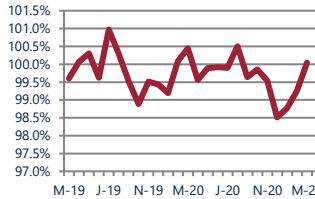
139



Up 67%
Vs. Year Ago

Sold Vs. List Price

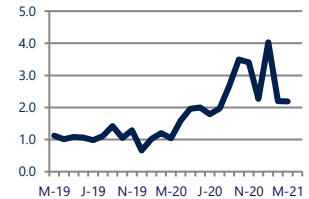
100.0%



No Change
Vs. Year Ago

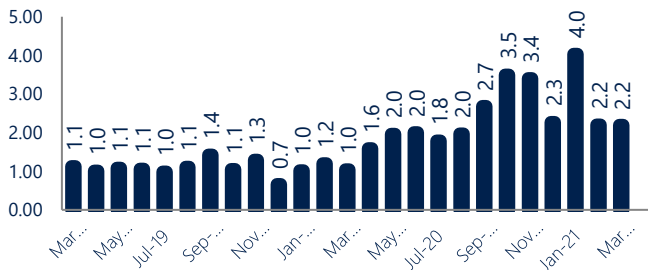
Months of Supply

2.2



Up 111%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

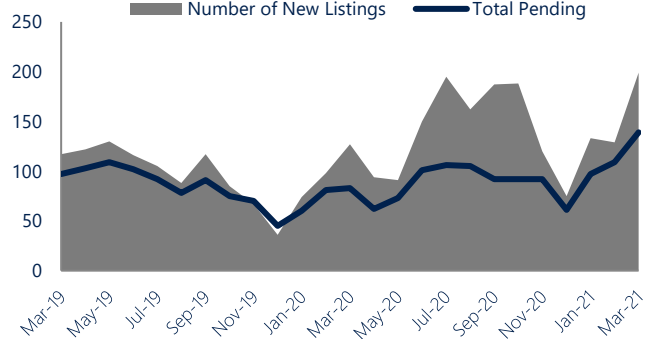
This month there were 199 homes newly listed for sale in Clarendon, Ballston, and Rosslyn compared to 127 in March 2020, an increase of 57%. There were 139 current contracts pending sale this March compared to 83 a year ago. The number of current contracts is 67% higher than last March.

Months of Supply

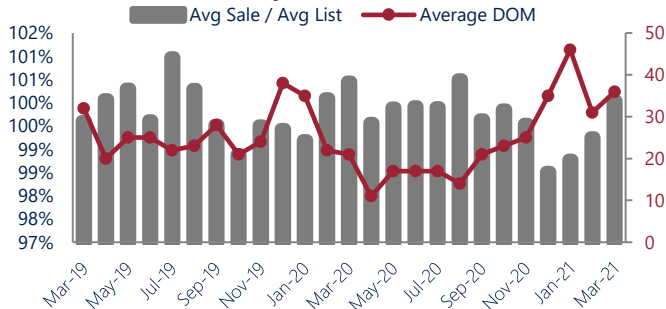
In March, there was 2.2 months of supply available in Clarendon, Ballston, and Rosslyn, compared to 1.0 in March 2020. That is an increase of 109% versus a year ago.

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 Clarendon, Ballston, and Rosslyn was 100.0% 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 36, higher than the average last year, which was 21, an increase of 71%.



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