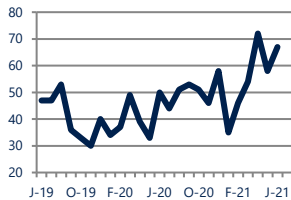




Zip Code(s): 22206 and 22202

Units Sold

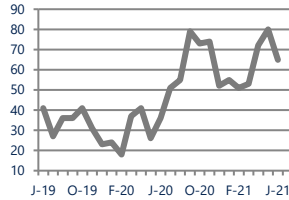
67



Up 34%
Vs. Year Ago

Active Inventory

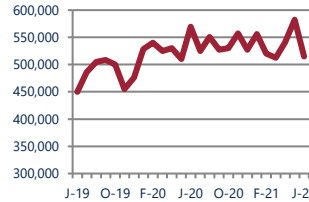
65



Up 81%
Vs. Year Ago

Median Sale Price

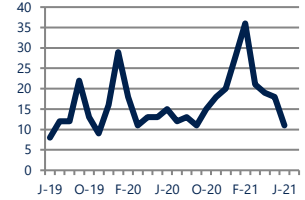
\$515,000



Down -10%
Vs. Year Ago

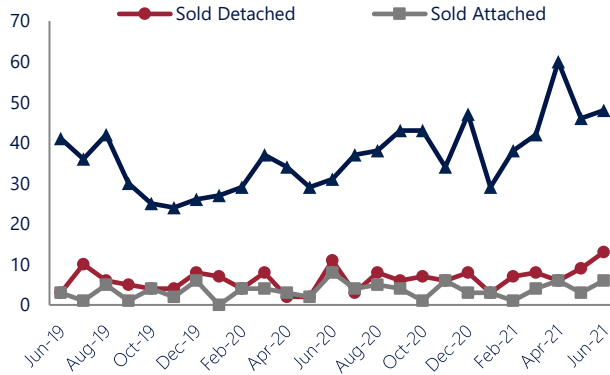
Days On Market

11



Down -27%
Vs. Year Ago

Units Sold*



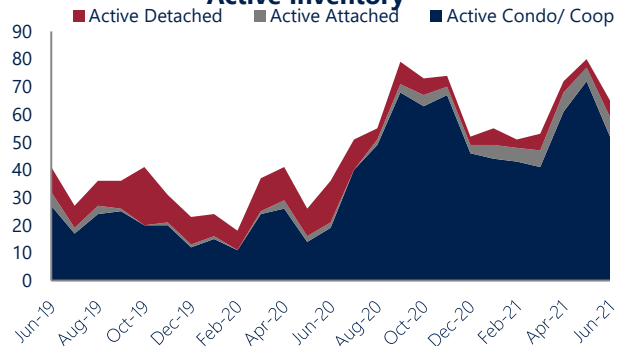
Units Sold

There was an increase in total units sold in June, with 67 sold this month in Shirlington, Fairlington, and Crystal City versus 58 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 34% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 81%. The total number of active inventory this June was 65 compared to 36 in June 2020. This month's total of 65 is lower than the previous month's total supply of available inventory of 80, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Shirlington, Fairlington, and Crystal City Homes was \$569,500. This June, the median sale price was \$515,000, a decrease of 10% or \$54,500 compared to last year. The current median sold price is 12% 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.

Shirlington, Fairlington, and Crystal City are defined as properties listed in zip code/s 22206 and 22202.

*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.

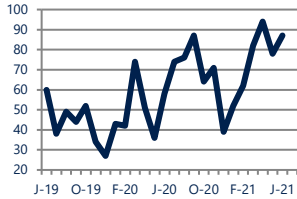




Zip Code(s): 22206 and 22202

New Listings

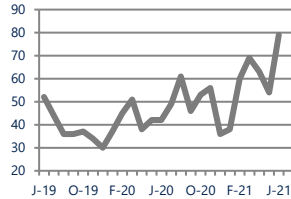
87



Up 50%
Vs. Year Ago

Current Contracts

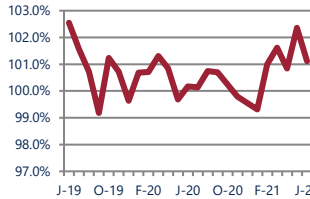
79



Up 88%
Vs. Year Ago

Sold Vs. List Price

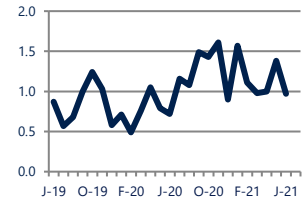
101.1%



Up 0.9%
Vs. Year Ago

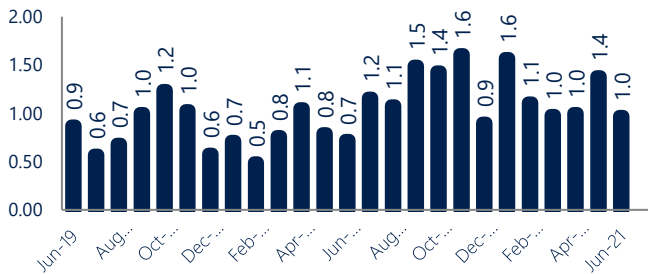
Months of Supply

1.0



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

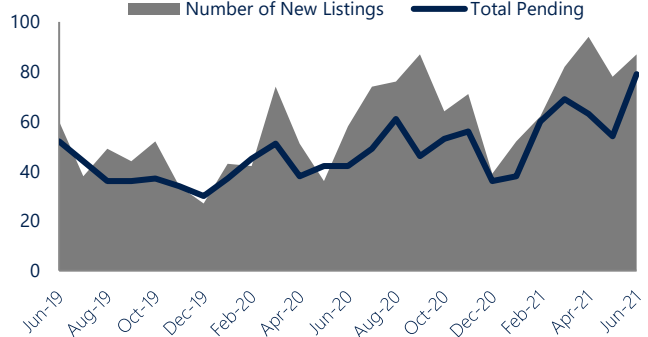
In June, there was 1.0 months of supply available in Shirlington, Fairlington, and Crystal City, compared to 0.7 in June 2020. That is an increase of 35% versus a year ago.

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.

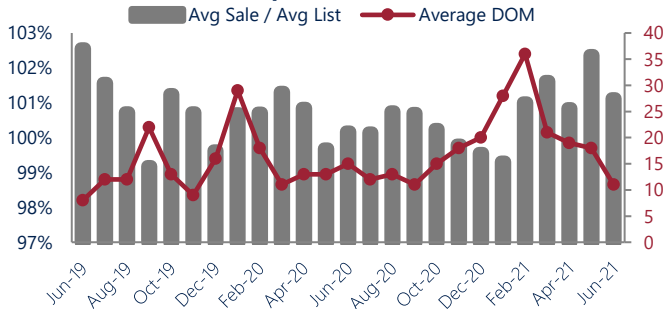
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Shirlington, Fairlington, and Crystal City compared to 58 in June 2020, an increase of 50%. There were 79 current contracts pending sale this June compared to 42 a year ago. The number of current contracts is 88% 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 Shirlington, Fairlington, and Crystal City was 101.1% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 15, a decrease of 27%.



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