

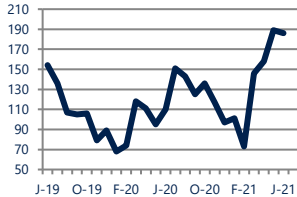


Focus On: Vienna, Oakton, and Tyson's Corner Housing Market

June 2021

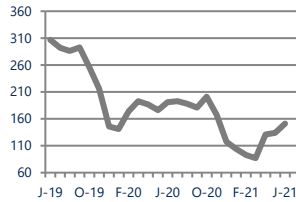
Zip Code(s): 22182, 22185, 22181, 22180, 22027 and 22124

Units Sold
186



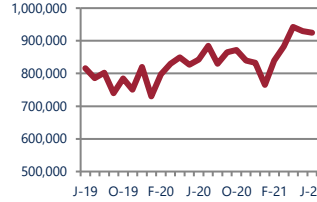
Up
Vs. Year Ago

Active Inventory
151



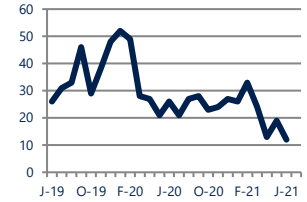
Down -21%
Vs. Year Ago

Median Sale Price
\$925,000



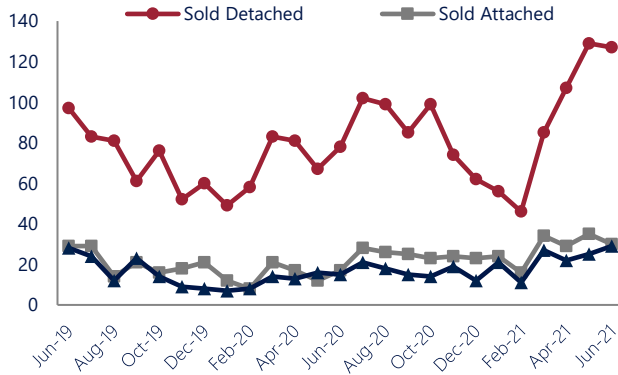
Up 10%
Vs. Year Ago

Days On Market
12



Down -54%
Vs. Year Ago

Units Sold*



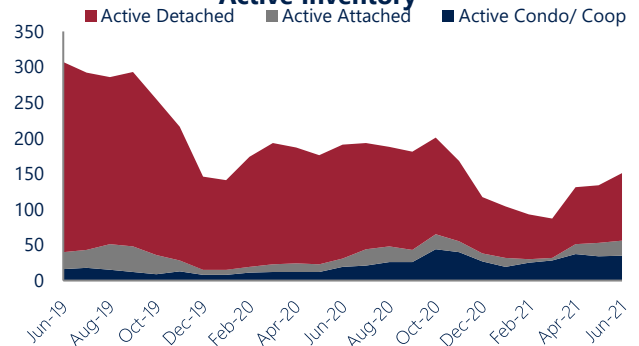
Units Sold

There was a decrease in total units sold in June, with 186 sold this month in Vienna, Oakton, and Tyson's Corner. This month's total units sold was higher than at this time last year.

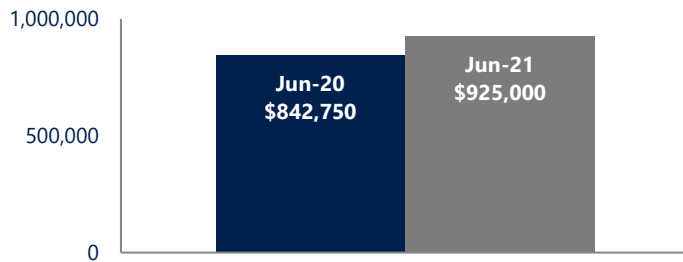
Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 21%. The total number of active inventory this June was 151 compared to 191 in June 2020. This month's total of 151 is higher than the previous month's total supply of available inventory of 134, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Vienna, Oakton, and Tyson's Corner Homes was \$842,750. This June, the median sale price was \$925,000, an increase of 10% or \$82,250 compared to last year. The current median sold price is 1% 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.

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.





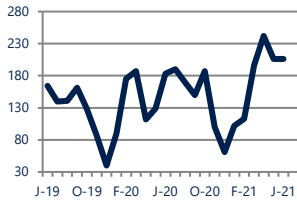
Focus On: Vienna, Oakton, and Tyson's Corner Housing Market

June 2021

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

New Listings

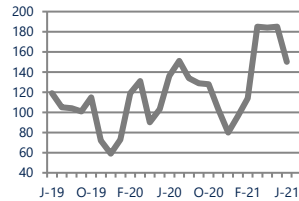
206



Up 13%
Vs. Year Ago

Current Contracts

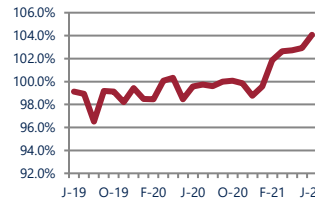
150



Up 10%
Vs. Year Ago

Sold Vs. List Price

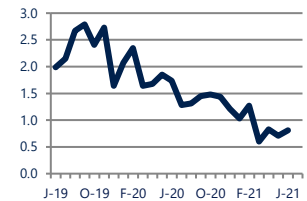
104.1%



Up 4.5%
Vs. Year Ago

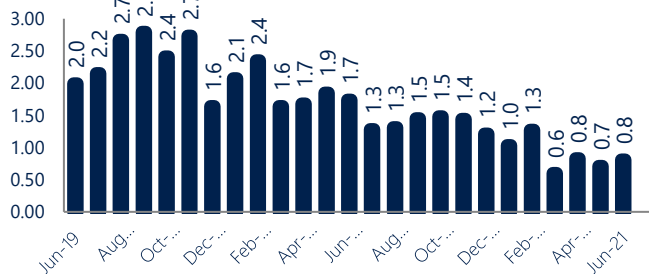
Months of Supply

0.8



Down -53%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

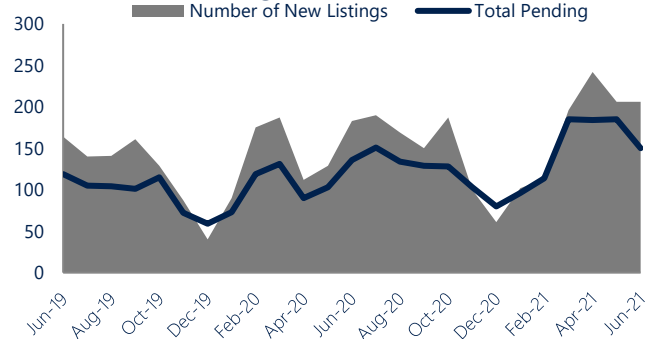
This month there were 206 homes newly listed for sale in Vienna, Oakton, and Tyson's Corner compared to 183 in June 2020, an increase of 13%. There were 150 current contracts pending sale this June compared to 136 a year ago. The number of current contracts is 10% higher than last June.

Months of Supply

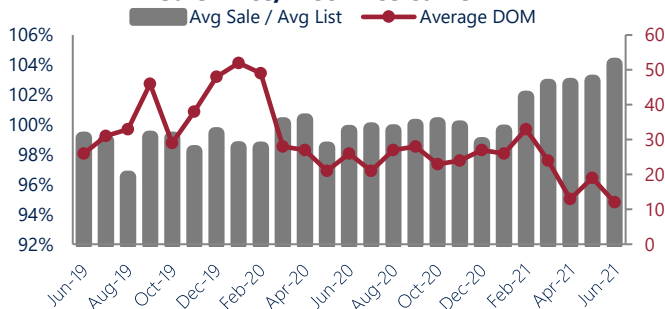
In June, there was 0.8 months of supply available in Vienna, Oakton, and Tyson's Corner, compared to 1.7 in June 2020. That is a decrease of 53% versus a year ago.

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 June, the average sale price in Vienna, Oakton, and Tyson's Corner was 104.1% of the average list price, which is 4.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 26, a decrease of 54%.



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