

Market Update

Arlington County, VA

from *Bicycling Realty Group*



With the lift that Summer brings now behind us, the Arlington market is back in a lull, with numbers down across the board. Let's take a look together. Inventory levels continue their downward spiral, though with a decrease in demand this almost pushes us into the threshold of what we consider a buyer's market - something we haven't seen in this area in quite some time. With a decrease in supply, one would expect to see an increase in average prices, yet in September MTD avg sales were down by 7% to \$676k. However, this could point to efforts to increase affordability in the Arlington area. Unit sales were down by 14%, which pushes Months of Supply up to a higher 2.1 - meaning it would take about 2 months for all available inventory in our market to sell. Days on Market was down ever so slightly, yet still hovered close to a month. In this market, you need an agent who knows the specific demands and behaviors of your region. Contact me today to learn more about the Arlington County housing market from a true Arlington expert.

Arlington County Market Stats- September 2022

\$676k

MTD avg sales price

The MTD avg sales price has decreased 7% from the same period last year.

\$809k

YTD avg sales price

The YTD avg sales price has increased 4% over the last year.

2.1

months of available inventory

How quickly all available inventory in our market will sell (in months)

Listing Stats

208

sold listings



-14%

% change Y/Y

439

active listings



-19%

% change Y/Y

29

avg days on mkt MTD



-3%

% change Y/Y

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