

# Real Estate

Featured Property of the Week

## Modern Styles in Grand Location

### Sumptuous Clarendon-Area Home Offers Exceptionalism

Our travels seeking out the best in local real estate this week take us to a strikingly modern – yet still graciously welcoming – home in a prime Lyon Park location, providing you neighborliness and access to the vibrant urban-village corridor in equal measure.

With 5,000 square feet of living space, the home's design is ready to exceed expectations for both daily living and for entertaining in style. And with its high walkability/bikeability scores and the 31 solar panels that make the home as efficient as it is aesthetically pleasing, you have come upon a winner in the real-estate sweepstakes, indeed.

The property currently is on the market, listed at \$2,149,000 by Natalie U. Roy of Bicycling Realty Group, Keller Williams Metro Center.

The open concept showcases the best in modern design, from the gleaming hardwoods to the abundance of natural sunlight. Everything works together to provide a warm welcome to all who enter.

Some of our favorite spaces include:

- The open living/dining area includes a built-in electric fireplace; recessed lighting and designer light fixtures; and easy access to the patio.

- The kitchen is a showstopper both in its appearance and in the attention to detail. Serious chefs will be right at home here.

- A private bedroom/office area off the main traffic flow of the main level gives an indication of the floorplan's versatility.

- Upstairs, the primary bedroom serves up rich hardwood flooring, an expansive walk-in closet and a luxurious bath with double vanities. It is the first of four spacious bedrooms here.

- A large family/recreation room is the stand-out of the lower level, with its own kitchenette area. There also is a fully outfitted exercise room.

- The aforementioned patio space and fenced, landscaped rear yard provide serenity and privacy (along with



a gas BBQ), and yet you are close to everything from shopping and dining to Metro and commuter routes.

It's a home that is perfect both for those who want a refuge from the stresses of the workaday world, and those who like to welcome friends and family to share.

### Facts for buyers

**Address:** 801 North Barton Street, Arlington (22201).

**Listed at:** \$2,149,000 by Natalie Roy, Keller Williams Realty (703) 819-4915.

**Schools:** Long Branch Elementary, Thomas Jefferson Middle, Washington-Liberty High School.

*Articles are prepared by the Sun Gazette's real estate advertising department on behalf of clients.*

*For information on the home, contact the listing agent.*

*For information on having a house reviewed, contact the Sun Gazette's real estate advertising department at (571) 333-6272.*

## Confidence of Builders Is Tanking

In another sign that the housing market is now slowing and taking the economy with it, builder confidence took a steep drop in May as growing affordability challenges in the form of rapidly rising interest rates, double-digit price increases for material costs and ongoing home-price appreciation are taking a toll on buyer demand.

Builder confidence in the market for newly built single-family homes fell eight points to 69 in May, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI). This is the fifth straight month that builder sentiment has declined and the lowest reading since June 2020.

"Housing leads the business cycle and housing is slowing," said NAHB chairman Jerry Konter, a builder and developer from Savannah. "The White House is finally getting the message and yesterday released an action plan to address rising housing costs that emphasizes a very important element long-advocated by NAHB – the need to build more homes to ease the nation's housing-affordability crisis."

Derived from a monthly survey that NAHB has been conducting for more than 35 years, the NAHB/Wells Fargo HMI gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor."

The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low."

Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All three HMI indices posted major losses in May. The HMI index gauging current sales conditions fell eight points to 78, the gauge measuring sales expectations in the next six months dropped 10 points to 63 and the component charting traffic of prospective buyers posted a nine-point decline to 52.

Looking at the three-month moving averages for regional HMI scores, the Northeast held steady at 72 while the Midwest dropped seven points to 62, the South fell two points to 80 and the West posted a six-point decline to 83.



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