

August 2023

Arlington County, VA

Sold Summary

	Aug 2023	Aug 2022	% Change
Sold Dollar Volume	\$166,682,122	\$182,967,657	-8.90%
Avg Sold Price	\$874,332	\$769,565	13.61%
Median Sold Price	\$685,000	\$639,450	7.12%
Units Sold	192	236	-18.64%
Avg Days on Market	22	23	-4.35%
Avg List Price for Solds	\$872,681	\$775,286	12.56%
Avg SP to OLP Ratio	99.5%	97.7%	1.83%
Ratio of Avg SP to Avg OLP	99.0%	97.9%	1.14%
Attached Avg Sold Price	\$565,545	\$524,774	7.77%
Detached Avg Sold Price	\$1,396,223	\$1,284,914	8.66%
Attached Units Sold	120	160	-25.00%
Detached Units Sold	72	76	-5.26%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2023	Aug 2022	% Change
Active Listings	285	373	-23.59%
New Listings	217	234	-7.26%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	177	220	-19.55%
All Pendings	178	220	-19.09%

Financing (Sold)

Assumption	0
Cash	52
Conventional	114
FHA	3
Other	3
Owner	0
VA	17

Days on Market (Sold)

0	4
1 to 10	89
11 to 20	34
21 to 30	16
31 to 60	28
61 to 90	10
91 to 120	5
121 to 180	3
181 to 360	1
361 to 720	2
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	1	0	0	0	1	0	0	9
\$100K to \$149,999	0	0	0	0	0	0	5	0	0	5
\$150K to \$199,999	0	1	0	0	0	0	2	0	1	12
\$200K to \$299,999	0	0	0	0	0	0	14	0	0	18
\$300K to \$399,999	0	0	0	0	0	0	16	0	1	12
\$400K to \$499,999	0	0	0	0	0	0	19	0	1	19
\$500K to \$599,999	0	0	0	1	0	0	24	2	5	19
\$600K to \$799,999	1	1	1	1	2	0	15	8	2	30
\$800K to \$999,999	1	0	5	5	9	0	7	11	6	12
\$1M to \$2,499,999	1	0	12	4	34	2	1	67	2	12
\$2.5M to \$4,999,999	0	0	0	0	5	0	1	27	0	3
\$5,000,000+	0	0	0	0	0	0	0	0	0	1
Total	3	2	19	11	50	2	105	115	18	152
Avg Sold Price	\$961,666	\$436,500	\$1,065,591	\$1,058,818	\$1,541,325	\$1,192,500	\$504,385			
Prev Year - Avg Sold Price	\$750,000	\$651,333	\$975,526	\$991,884	\$1,411,245	\$1,172,375	\$460,185			
Avg Sold % Change	28.22%	-32.98%	9.23%	6.75%	9.22%	1.72%	9.60%			
Prev Year - # of Solds	2	3	19	13	55	4	140			

Active Detail