

July 2015

Arlington County, VA

Sold Summary

	Jul 2015	Jul 2014	% Change
Sold Dollar Volume	\$206,861,818	\$177,779,135	16.36%
Avg Sold Price	\$644,429	\$646,470	-0.32%
Median Sold Price	\$625,000	\$565,000	10.62%
Units Sold	321	275	16.73%
Avg Days on Market	38	41	-7.32%
Avg List Price for Solds	\$650,864	\$652,973	-0.32%
Avg SP to OLP Ratio	97.9%	97.5%	0.40%
Ratio of Avg SP to Avg OLP	97.7%	97.3%	0.38%
Attached Avg Sold Price	\$482,169	\$464,665	3.77%
Detached Avg Sold Price	\$873,789	\$954,825	-8.49%
Attached Units Sold	188	173	8.67%
Detached Units Sold	133	102	30.39%

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

	Jul 2015	Jul 2014	% Change
Active Listings	699	591	18.27%
New Listings	367	349	5.16%
New Under Contracts	86	98	-12.24%
New Contingents	176	142	23.94%
New Pendingings	262	240	9.17%
All Pendingings	323	299	8.03%

Financing (Sold)

Assumption	0
Cash	46
Conventional	230
FHA	18
Other	5
Owner	0
VA	22

Days on Market (Sold)

0	12
1 to 10	127
11 to 20	43
21 to 30	33
31 to 60	51
61 to 90	22
91 to 120	12
121 to 180	8
181 to 360	11
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	2	1	2
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	4
\$100K to \$149,999	0	0	0	0	0	0	5	0	0	19
\$150K to \$199,999	0	0	0	0	0	0	12	0	0	37
\$200K to \$299,999	0	0	0	0	0	0	22	1	0	107
\$300K to \$399,999	2	0	0	0	0	0	45	2	3	99
\$400K to \$499,999	3	4	2	3	2	0	30	6	4	33
\$500K to \$599,999	1	2	2	1	1	0	12	11	3	39
\$600K to \$799,999	5	2	23	11	24	1	14	60	15	33
\$800K to \$999,999	0	1	18	11	22	1	5	48	8	15
\$1M to \$2,499,999	0	0	3	5	25	1	0	116	6	17
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	1	2
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	11	9	48	31	74	3	145	250	41	407
Avg Sold Price	\$532,055	\$558,333	\$785,204	\$817,045	\$982,048	\$900,781	\$397,187			
Prev Year - Avg Sold Price	\$691,250	\$439,164	\$716,857	\$754,308	\$1,097,719	\$913,333	\$431,577			
Avg Sold % Change	-23.03%	27.14%	9.53%	8.32%	-10.54%	-1.37%	-7.97%			
Prev Year - # of Solds	4	11	34	13	64	3	146			

Active Detail