

LuxInsight

LUXURY HOUSING MARKET REPORT

Arlington County, Virginia

APRIL 2025

Luxury Summary



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REAL ESTATE

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Global Partnerships

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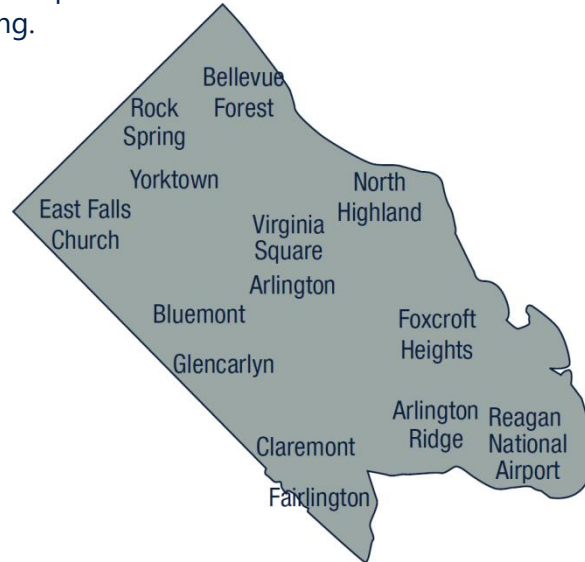
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The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping.

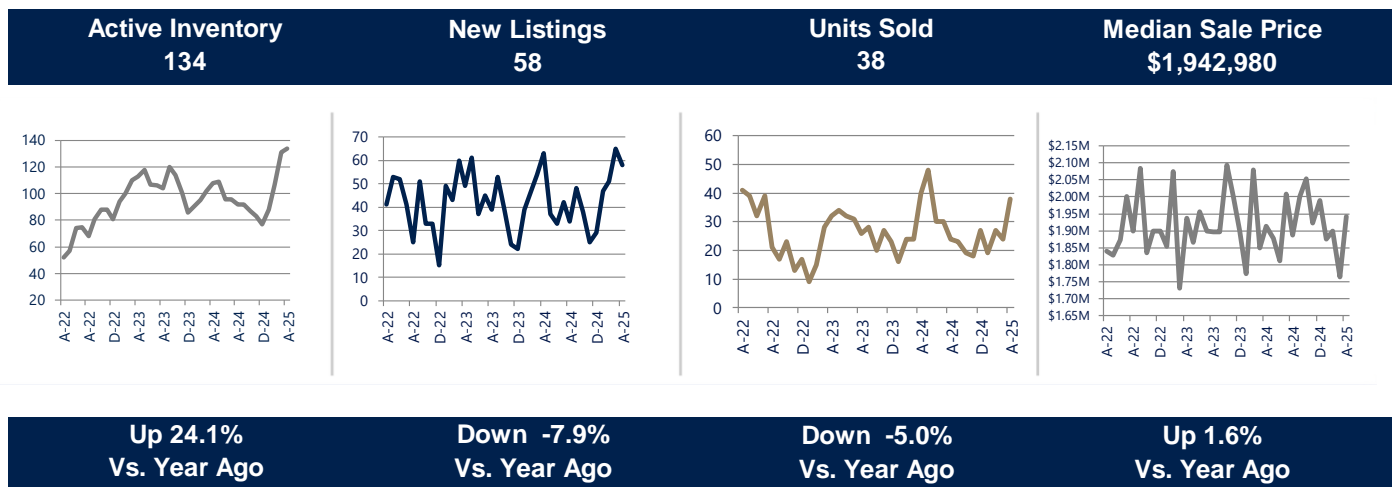
That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with a broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



AT A GLANCE HOMES \$1.5 MILLION+



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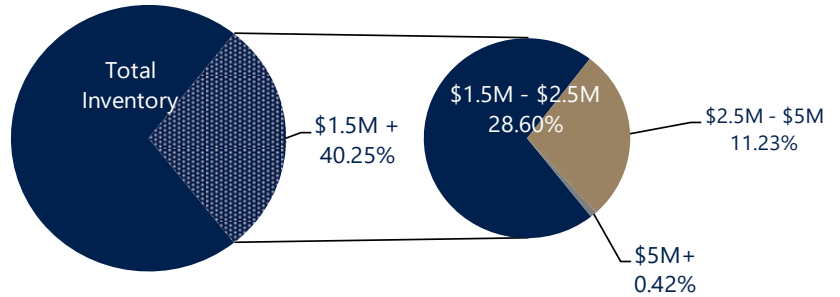
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Compared to last April, the total number of homes more than \$1.5 Million available this month was higher by 24.1% and higher by 18.6% compared to April 2023.

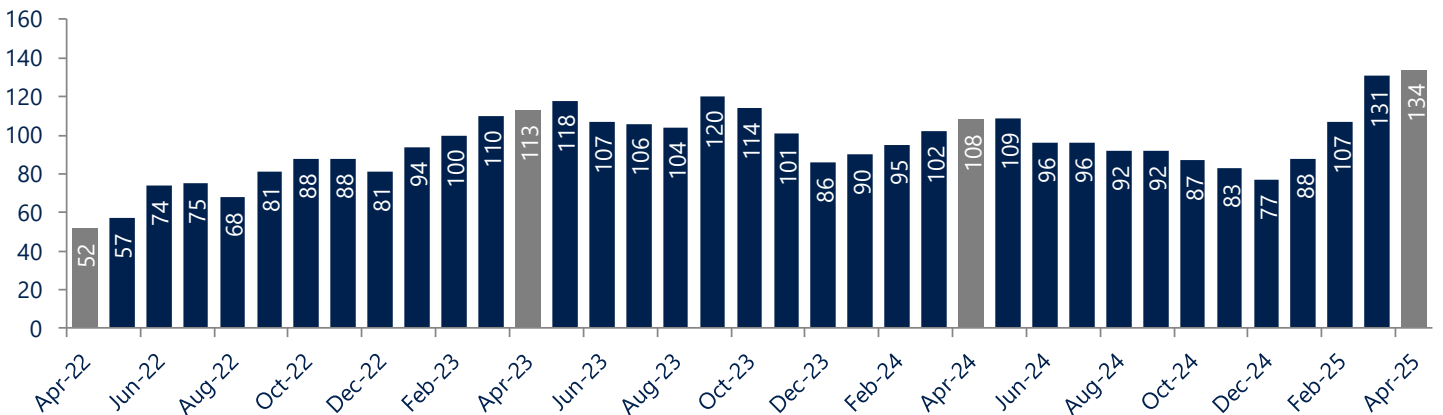
Active inventory this April was 2.3% higher than the previous month's supply of available inventory.

INVENTORY PRICE RANGES



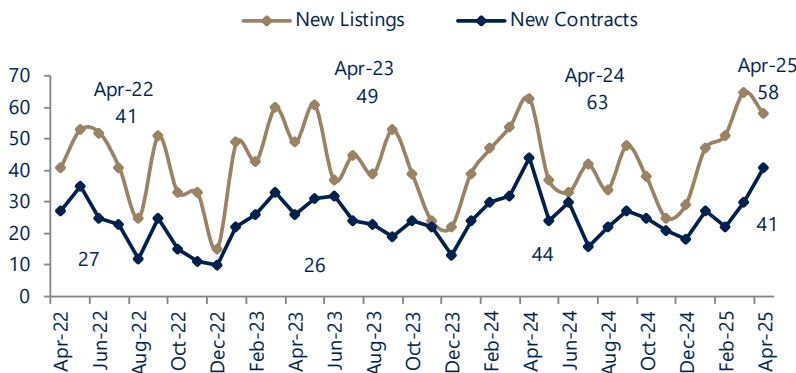
ACTIVE INVENTORY

HOMES \$1.5 MILLION+



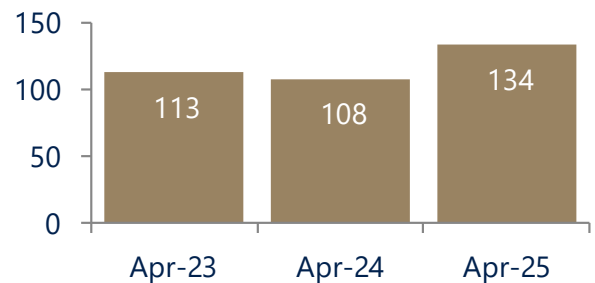
NEW LISTINGS & NEW CONTRACTS

HOMES \$1.5 MILLION+



ACTIVE INVENTORY

VERSUS PREVIOUS YEARS
HOMES \$1.5 MILLION+

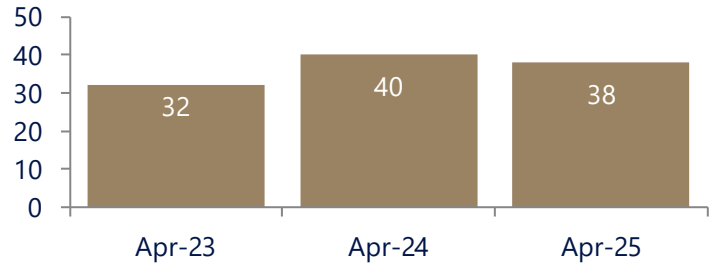


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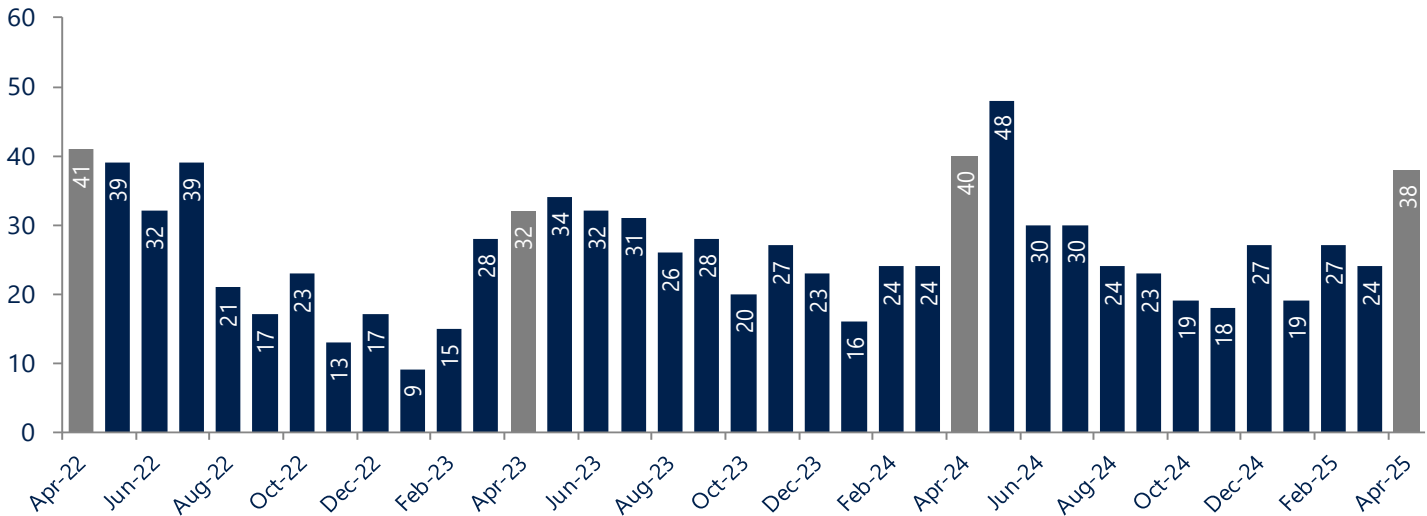
This month's units sold for homes more than \$1.5 Million was lower than at this time last year, a decrease of 5.0% versus last April and an increase of 18.8% versus April of 2023.

There was an increase of 58.3% in luxury units sold in April compared to March of this year.

UNITS SOLD
VERSUS PREVIOUS YEARS
HOMES \$1.5 MILLION+



UNITS SOLD
HOMES \$1.5 MILLION+



RECENT SELECTED LUXURY SALES

HOMES \$1.5 MILLION+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 10, 2025	Arlington	22207	\$2,295,000	\$2,300,000	100.2%	1	✓	
April 29, 2025	Arlington	22207	\$2,225,000	\$2,200,000	98.9%	14		✓
April 22, 2025	Arlington	22207	\$1,400,000	\$1,692,308	120.9%	5		✓
March 27, 2025	Mclean	22101	\$9,200,000	\$9,200,000	100.0%	67	✓	✓
March 5, 2025	Arlington	22205	\$1,850,000	\$1,850,000	100.0%	7	✓	
February 28, 2025	Arlington	22207	\$2,795,000	\$2,688,000	96.2%	11	✓	
February 13, 2025	Arlington	22207	\$1,899,999	\$1,899,999	100.0%	3		✓
February 7, 2025	Arlington	22205	\$1,549,000	\$1,660,000	107.2%	4		✓
January 24, 2025	Arlington	22201	\$2,650,000	\$2,537,000	95.7%	155		✓
January 31, 2025	Arlington	22207	\$1,650,000	\$1,667,500	101.1%	5	✓	✓

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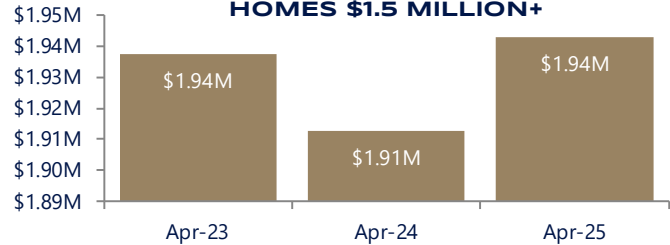
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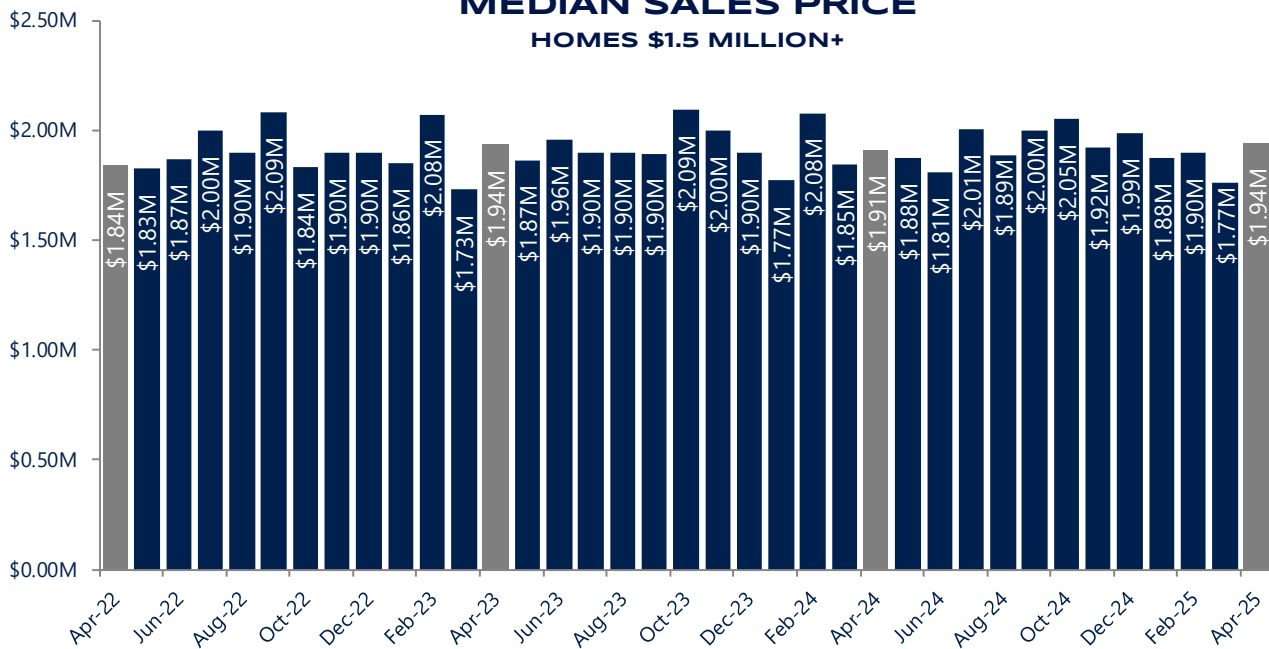
In April, the median sales price for homes more than \$1.5 Million was \$1,942,980, an increase of 1.6% compared to last year.

The current median sales price was higher by 10.1% than in March.

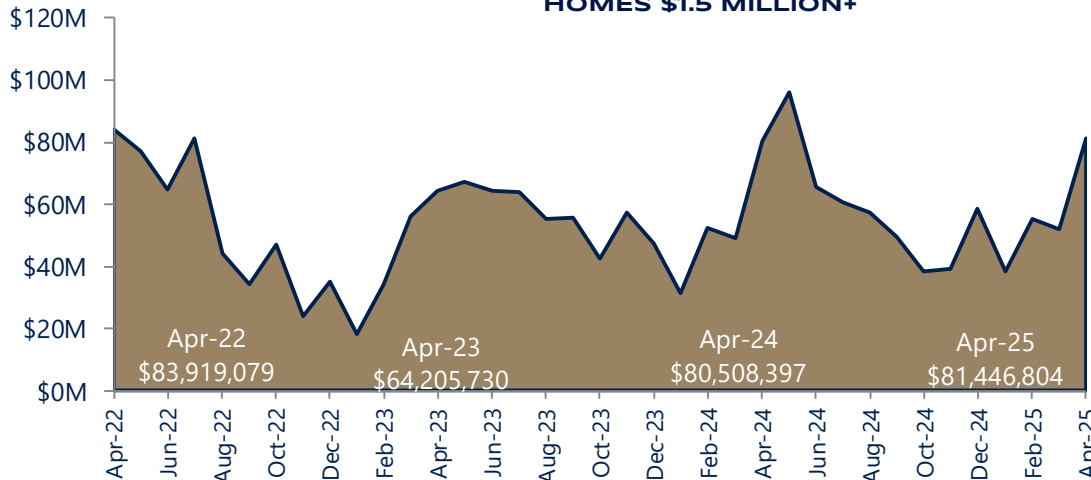
**MEDIAN SALES PRICE
VERSUS PREVIOUS YEARS
HOMES \$1.5 MILLION+**



**MEDIAN SALES PRICE
HOMES \$1.5 MILLION+**



**TOTAL DOLLAR VOLUME SOLD
HOMES \$1.5 MILLION+**

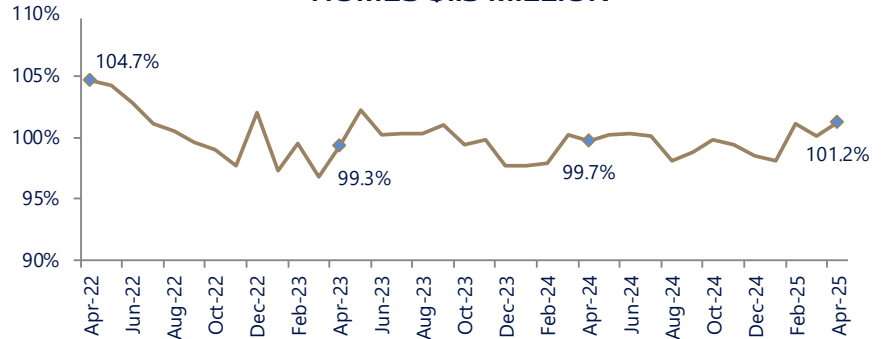


Total volume sold this April was 1.2% higher than the same month one year ago.

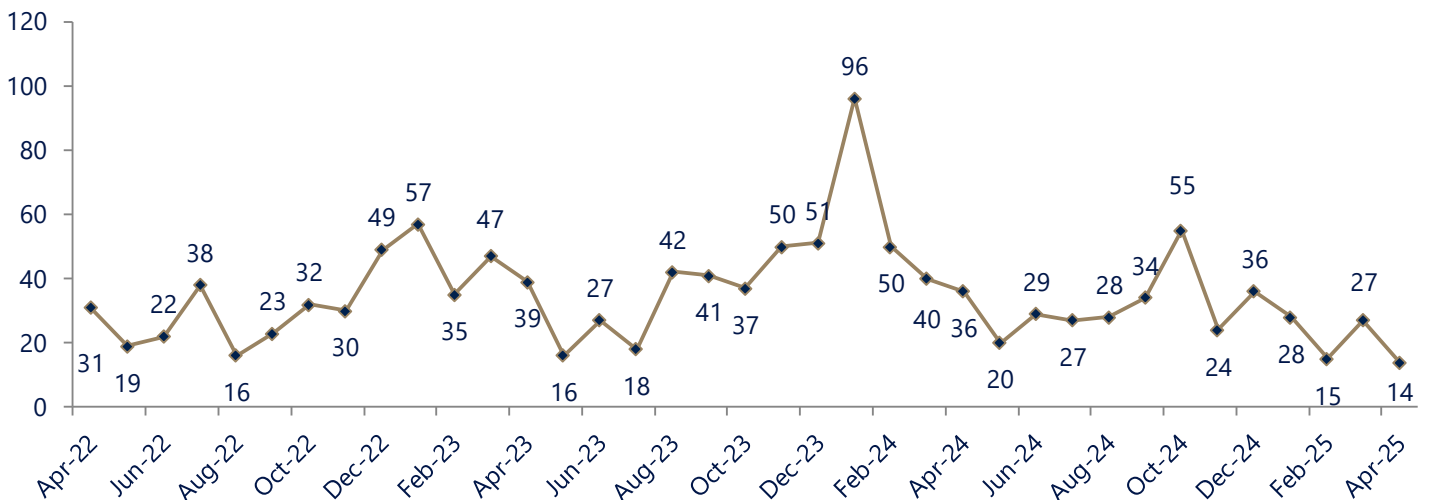
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In April, the average sale price for homes more than \$1.5 Million was 101.2% of the average list price, which is 1.5% higher than at this time last year. This month, the average number of days on market was 14, lower than the average last year, which was 36.

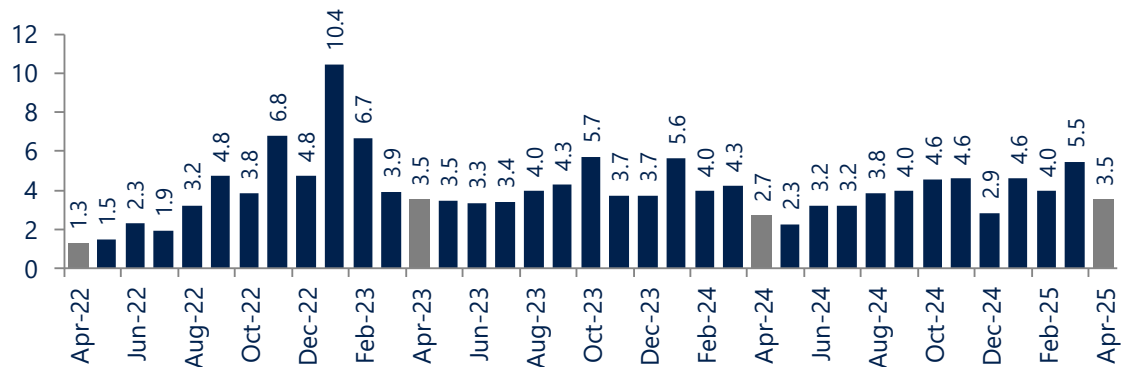
SALE PRICE AS % OF LIST PRICE
HOMES \$1.5 MILLION+



DAYS ON MARKET
HOMES \$1.5 MILLION+



MONTHS OF SUPPLY
HOMES \$1.5 MILLION+



In April, there were 3.5 months of supply available, compared to 2.7 in April of 2024. That is an increase of 29.6% versus a year ago.

ARLINGTON COUNTY, VIRGINIA - APRIL 2025

References & Definitions

ARLINGTON, VA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the Metropolitan Regional Information Systems (MRIS) MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Arlington, Virginia only.

Analysis dates for all regions are April 1, 2022 through April 30, 2025.

Contacts & Disclaimers

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CREATED BY

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

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