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LuxInsight

Arlington County

Virginia

Luxury Housing Market Update

May 2018



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Arlington County, Virginia - May 2018

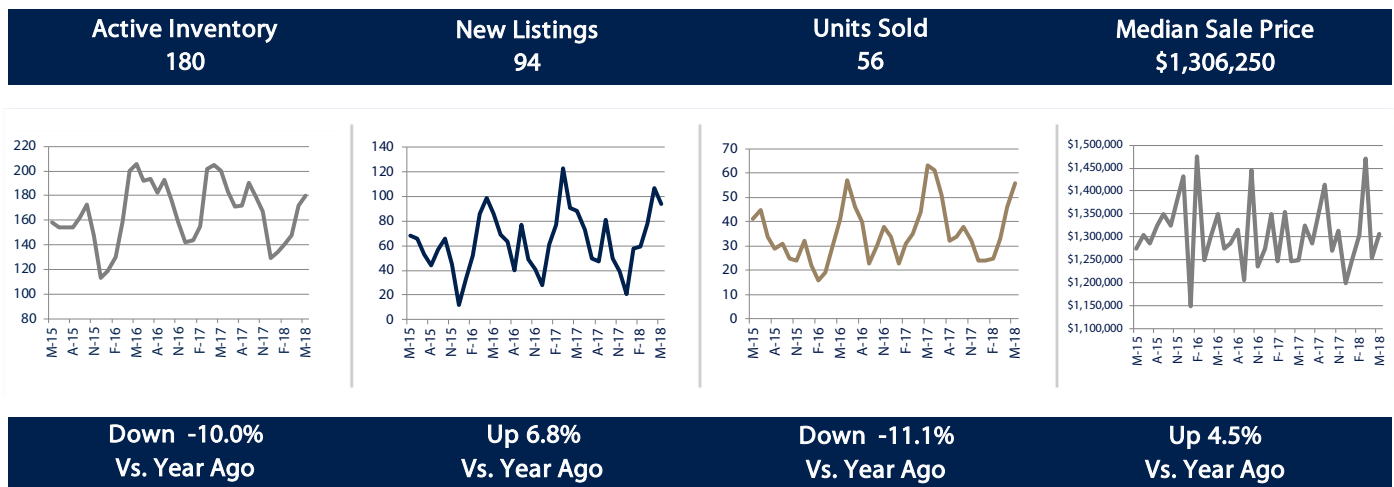
The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in 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 Million+

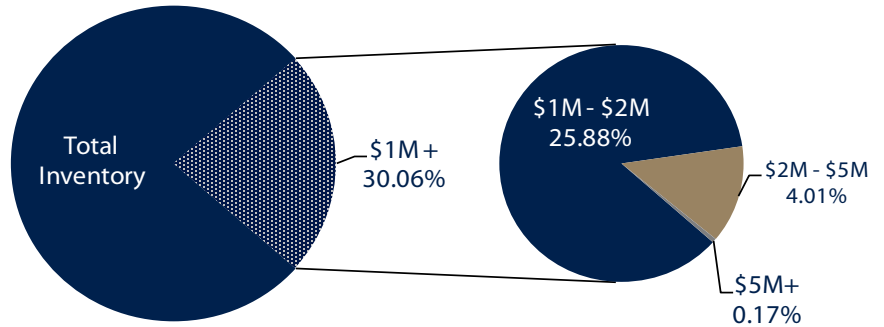


Arlington County, Virginia - May 2018

Compared to last May, the total number of homes more than \$1 Million available this month was lower by 10.0% and lower by 12.6% compared to May 2016.

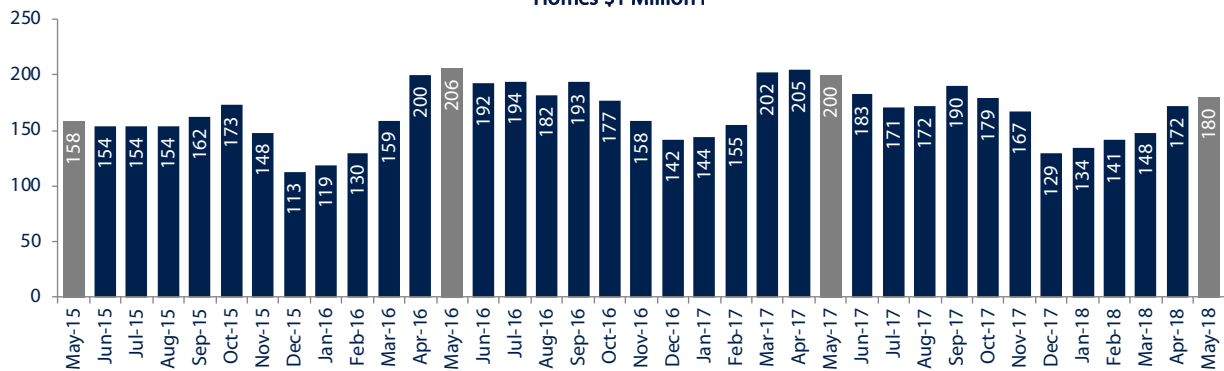
Active inventory this May was 4.7% higher than the previous month's supply of available inventory.

INVENTORY PRICE RANGES



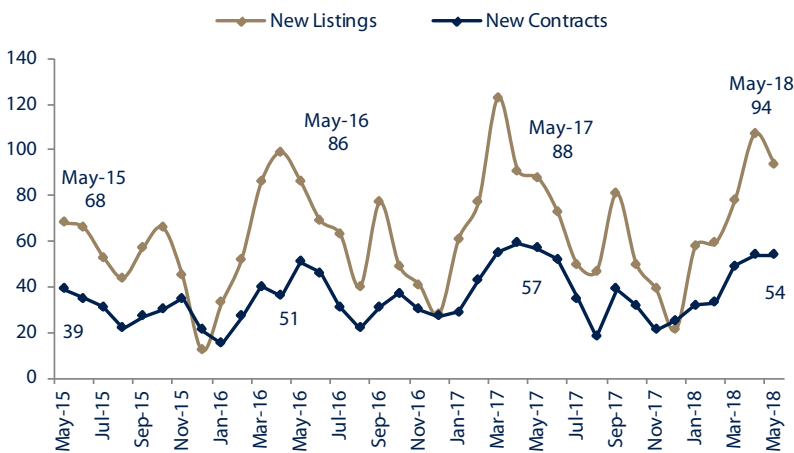
ACTIVE INVENTORY

Homes \$1 Million+



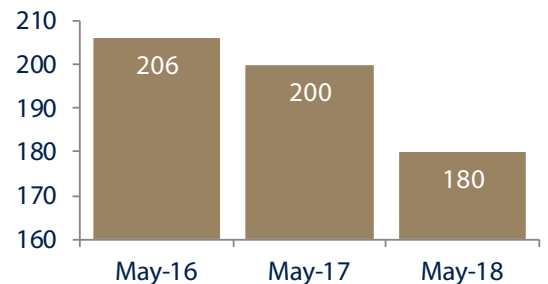
NEW LISTINGS & NEW CONTRACTS

Homes \$1 Million+



ACTIVE INVENTORY

Versus Previous Years
Homes \$1 Million+

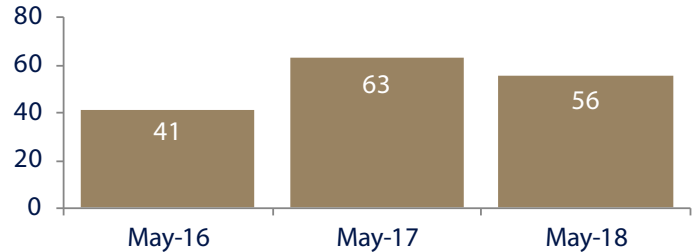


Arlington County, Virginia - May 2018

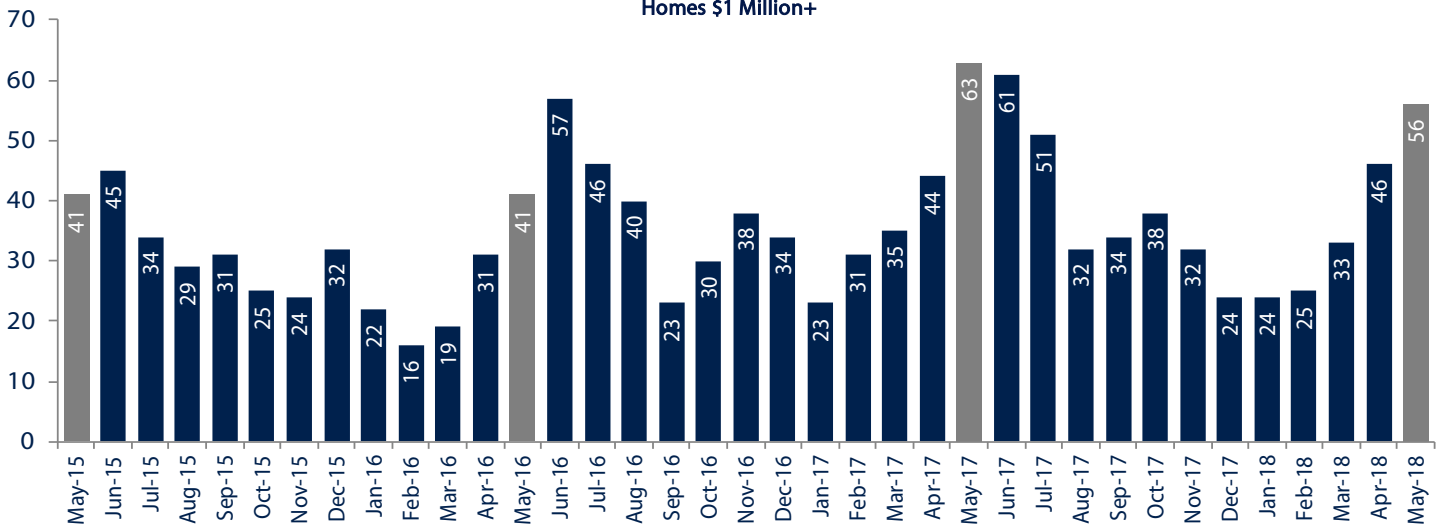
This month's units sold for homes more than \$1 Million was lower than at this time last year, a decrease of 11.1% versus last May and an increase of 36.6% versus May of 2016.

There was an increase of 21.7% in luxury units sold in May compared to April of this year.

UNITS SOLD
Versus Previous Years
Homes \$1 Million+



UNITS SOLD
Homes \$1 Million+



RECENT SELECTED LUXURY SALES

Homes \$1 Million+

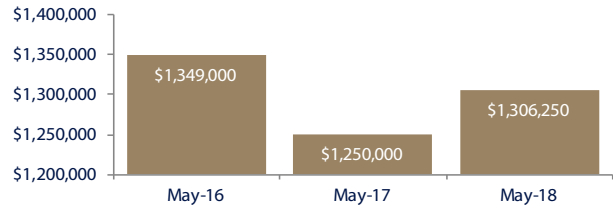
| Sold Date | City | Zip Code | Final List Price | Final Sale Price | Sale Price as % of List Price | DOM | Long & Foster Represented | |
|--------------|-----------|----------|------------------|------------------|-------------------------------|-----|---------------------------|--------|
| | | | | | | | Buyer | Seller |
| May 1, 2018 | Arlington | 22209 | \$2,125,000 | \$2,000,000 | 94.1% | 15 | ✓ | |
| May 30, 2018 | Arlington | 22201 | \$1,799,000 | \$1,799,999 | 100.1% | 19 | ✓ | |
| May 16, 2018 | Arlington | 22209 | \$1,800,000 | \$1,779,000 | 98.8% | 1 | | ✓ |
| May 1, 2018 | Arlington | 22201 | \$1,634,900 | \$1,670,000 | 102.1% | 4 | | ✓ |
| May 8, 2018 | Arlington | 22207 | \$1,599,000 | \$1,555,000 | 97.2% | 49 | | ✓ |
| May 23, 2018 | Arlington | 22201 | \$1,375,000 | \$1,452,000 | 105.6% | 8 | | ✓ |
| May 18, 2018 | Arlington | 22207 | \$1,299,000 | \$1,334,000 | 102.7% | 6 | | ✓ |
| May 16, 2018 | Arlington | 22209 | \$1,449,000 | \$1,300,000 | 89.7% | 27 | ✓ | |
| May 7, 2018 | Arlington | 22209 | \$1,295,000 | \$1,295,000 | 100.0% | 4 | ✓ | |
| May 22, 2018 | Arlington | 22207 | \$1,250,000 | \$1,270,000 | 101.6% | 3 | ✓ | |

Arlington County, Virginia - May 2018

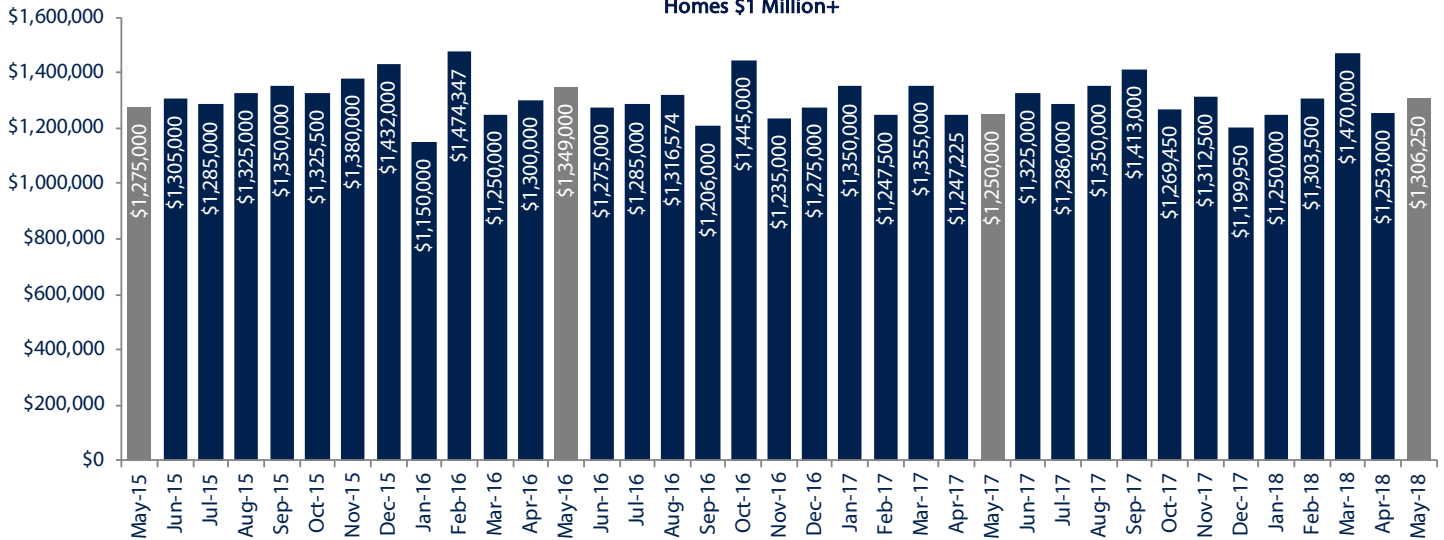
In May, the median sales price for homes more than \$1 Million was \$1,306,250, an increase of 4.5% compared to last year.

The current median sales price was higher by 4.2% than in April.

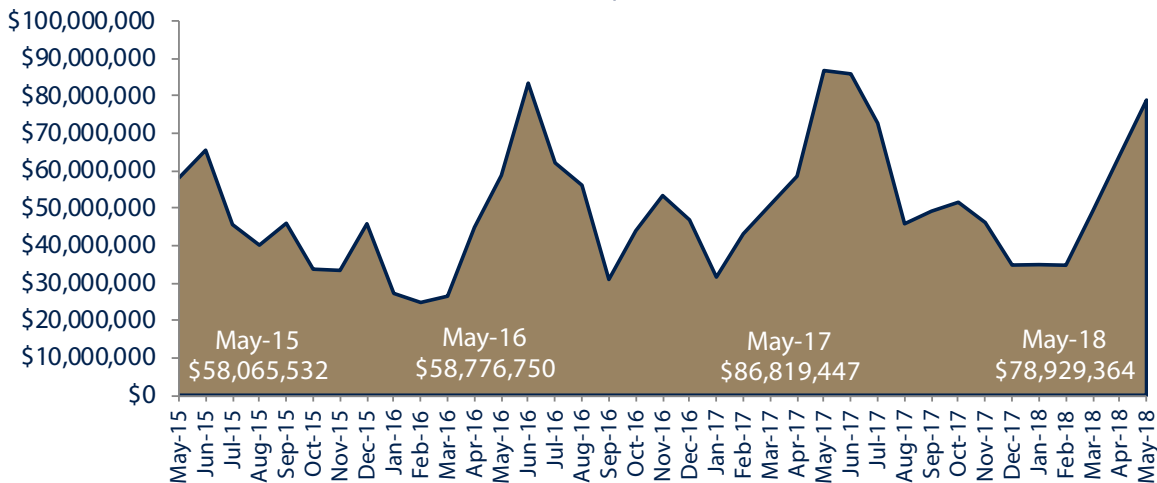
MEDIAN SALES PRICE
Versus Previous Years
Homes \$1 Million+



MEDIAN SALES PRICE
Homes \$1 Million+



TOTAL DOLLAR VOLUME SOLD
Homes \$1 Million+



Total volume sold this May was 9.1% lower than the same month one year ago.

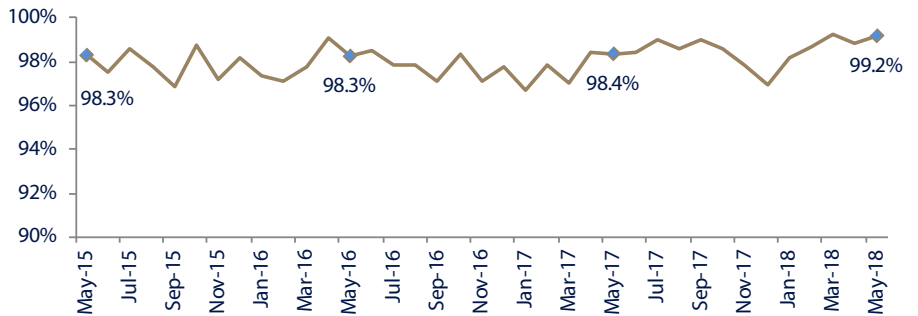
Arlington County, Virginia - May 2018

In May, the average sale price for homes more than \$1 Million was 99.2% of the average list price, which is 0.8% higher than at this time last year.

This month, the average number of days on market was 37, lower than the average last year, which was 43, a decrease of 14.0%.

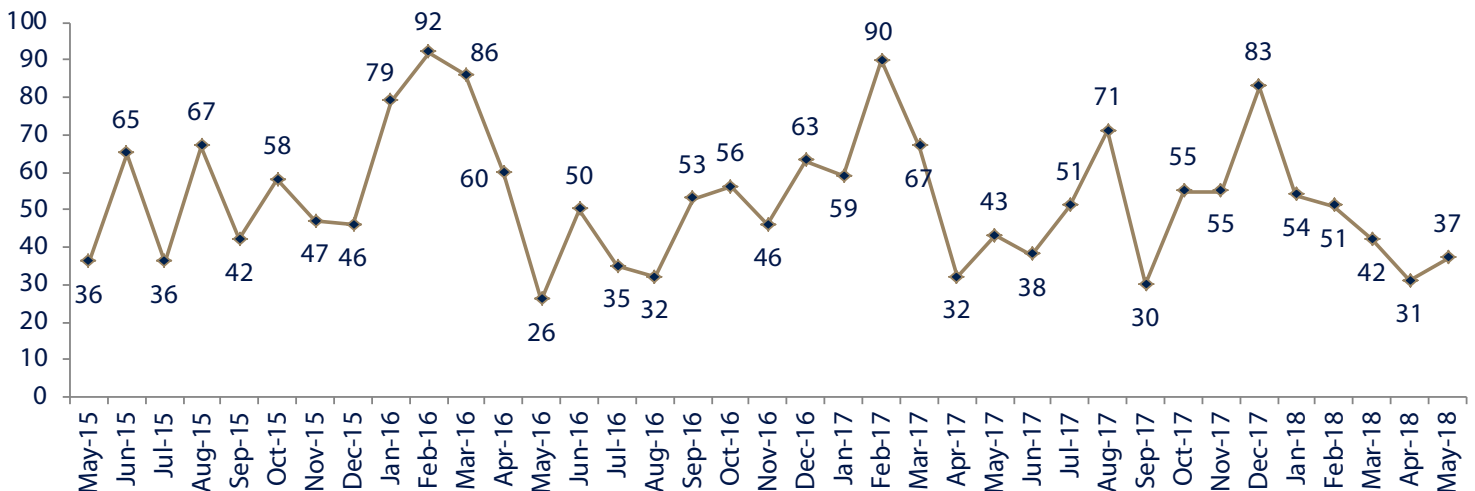
SALE PRICE AS % OF LIST PRICE

Homes \$1 Million+



DAYS ON MARKET

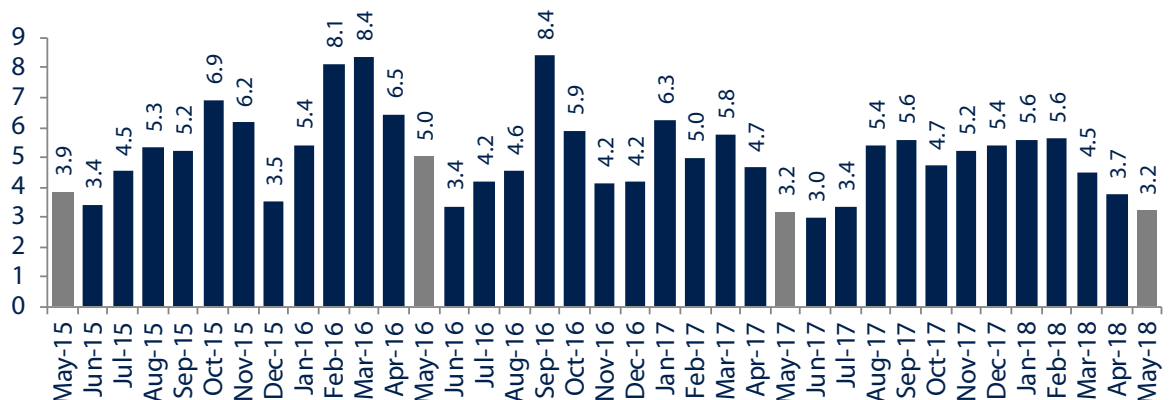
Homes \$1 Million+



MONTHS OF SUPPLY

Homes \$1 Million+

In May, there was 3.2 months of supply available. The amount of supply is similar compared to a year ago.



Arlington County, Virginia - May 2018

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 May 1, 2015 through May 31, 2018.

Contacts & Disclaimers

MEDIA CONTACT

Vicki Bendure, Bendure Communications

Email: Vicki@bendurepr.com

Phone: (540) 687-3360

CREATED BY

Michael Bystry, Long & Foster Real Estate, Inc.

Senior Market Research Analyst

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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."

For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are May 1, 2015 through May 31, 2018".

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