

LuxInsight

LUXURY HOUSING MARKET REPORT

Arlington County, Virginia

March 2024

Luxury Summary



LONG & FOSTER
REAL ESTATE

Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

Global Partnerships

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Arlington County, Virginia - March 2024

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

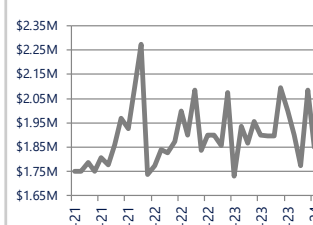
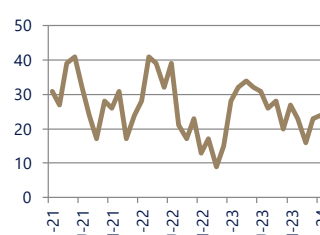
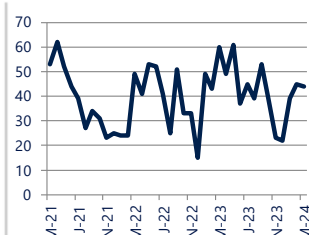
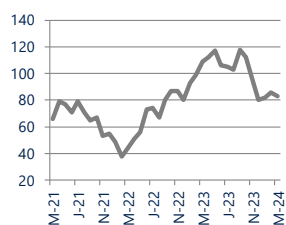
Homes \$1.5 Million+

Active Inventory
83

New Listings
44

Units Sold
24

Median Sale Price
\$1,848,750



Down -23.9%
Vs. Year Ago

Down -26.7%
Vs. Year Ago

Down -14.3%
Vs. Year Ago

Up 6.8%
Vs. Year Ago

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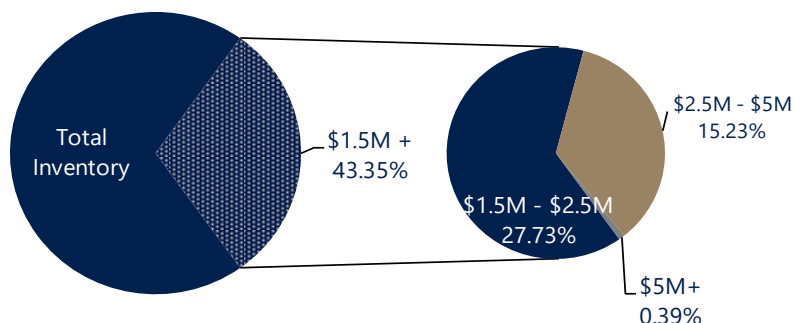
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Arlington County, Virginia - March 2024

Compared to last March, the total number of homes more than \$1.5 Million available this month was lower by 23.9% and higher by 88.6% compared to March 2022.

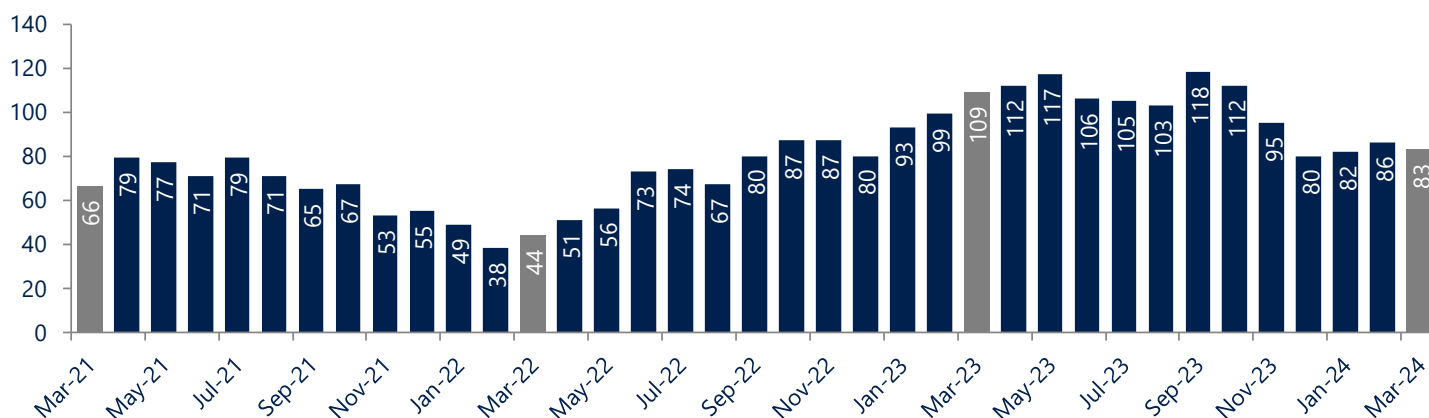
Active inventory this March was 3.5% lower than the previous month's supply of available inventory.

INVENTORY PRICE RANGES



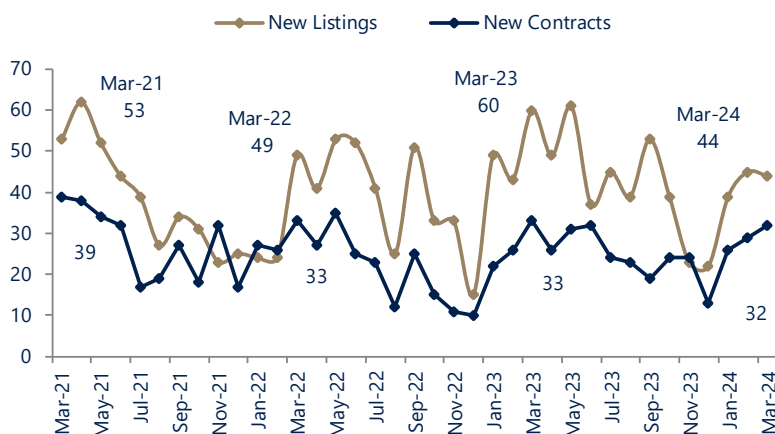
ACTIVE INVENTORY

Homes \$1.5 Million+



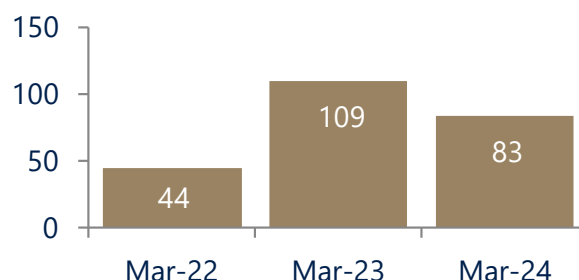
NEW LISTINGS & NEW CONTRACTS

Homes \$1.5 Million+



ACTIVE INVENTORY

Versus Previous Years
Homes \$1.5 Million+



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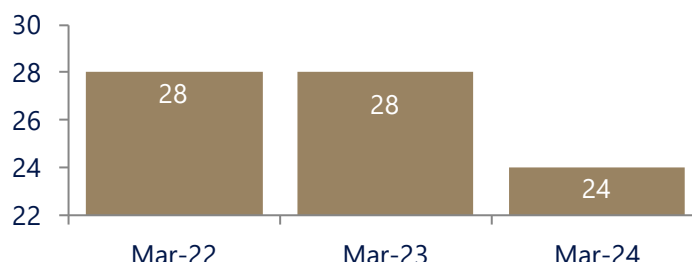
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Arlington County, Virginia - March 2024

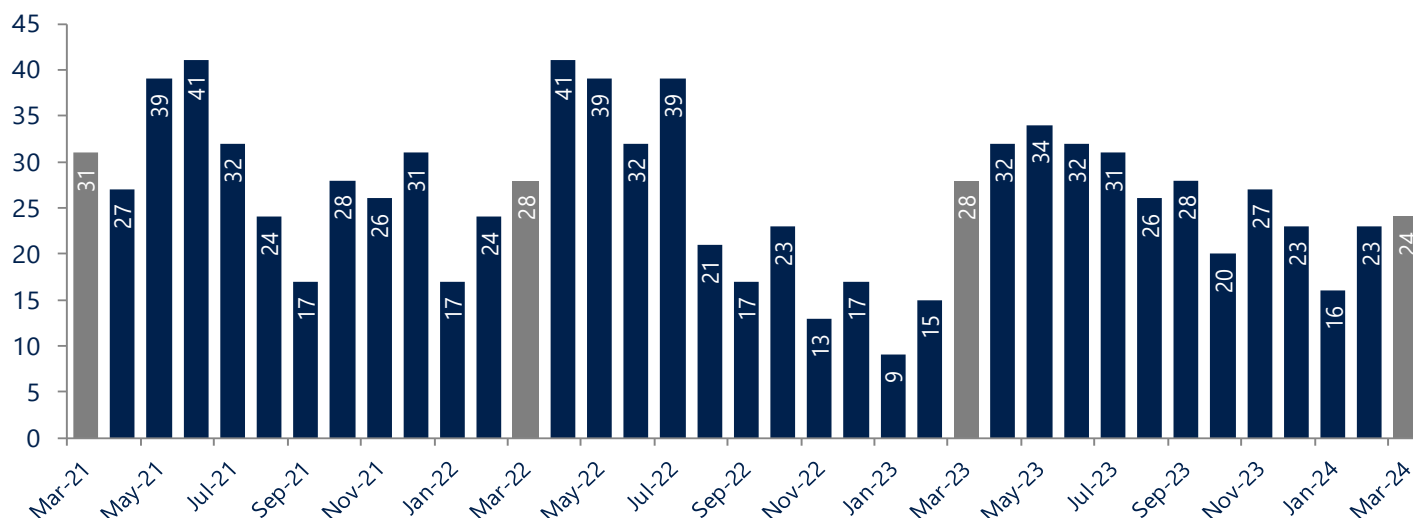
This month's units sold for homes more than \$1.5 Million was lower than at this time last year, a decrease of 14.3% versus last March and a decrease of 14.3% versus March of 2022.

There was an increase of 4.3% in luxury units sold in March compared to February 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
March 8, 2024	Arlington	22207	\$2,924,000	\$2,865,000	98.0%	110	✓	
March 8, 2024	Arlington	22205	\$2,149,000	\$2,149,000	100.0%	3	✓	
March 12, 2024	Arlington	22207	\$1,575,000	\$1,600,000	101.6%	5		✓
March 1, 2024	Arlington	22203	\$1,600,000	\$1,550,000	96.9%	111		✓
February 29, 2024	Arlington	22202	\$2,199,900	\$2,085,000	94.8%	378		✓
February 27, 2024	Arlington	22205	\$1,674,990	\$1,725,000	103.0%	7		✓
January 12, 2024	Arlington	22207	\$1,750,000	\$1,900,000	108.6%	4	✓	
January 15, 2024	Arlington	22207	\$1,950,000	\$1,800,000	92.3%	53		✓
January 31, 2024	Arlington	22205	\$1,675,000	\$1,640,000	97.9%	100	✓	
December 29, 2023	Arlington	22201	\$2,795,000	\$2,540,000	90.9%	22	✓	✓

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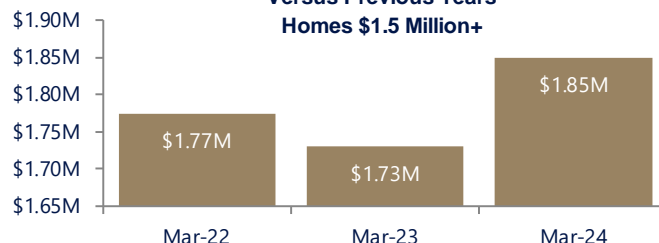
Arlington County, Virginia - March 2024

In March, the median sales price for homes more than \$1.5 Million was \$1,848,750, an increase of 6.8% compared to last year.

The current median sales price was lower by 11.3% than in February.

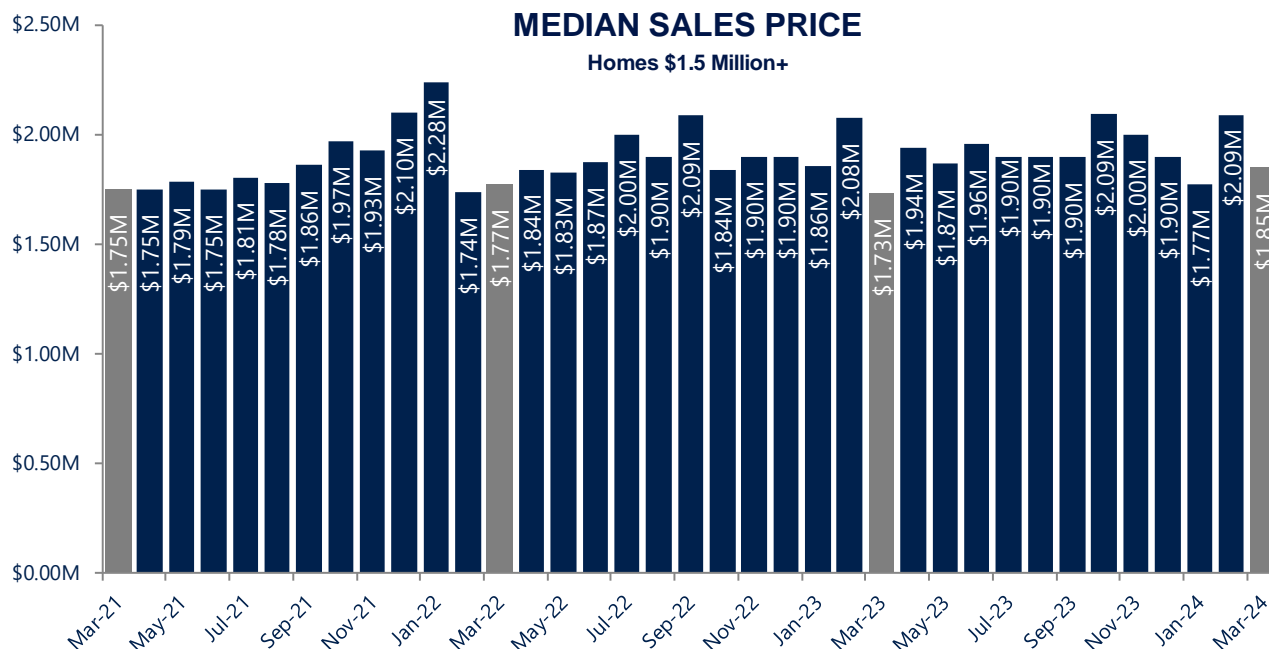
MEDIAN SALES PRICE

Versus Previous Years
Homes \$1.5 Million+



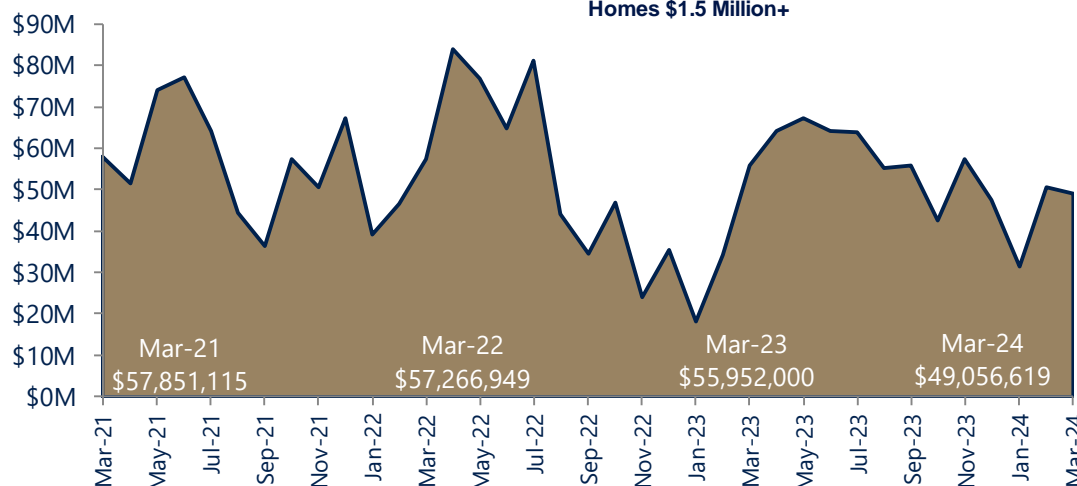
MEDIAN SALES PRICE

Homes \$1.5 Million+



TOTAL DOLLAR VOLUME SOLD

Homes \$1.5 Million+



Total volume sold this March was 12.3% lower than the same month one year ago.

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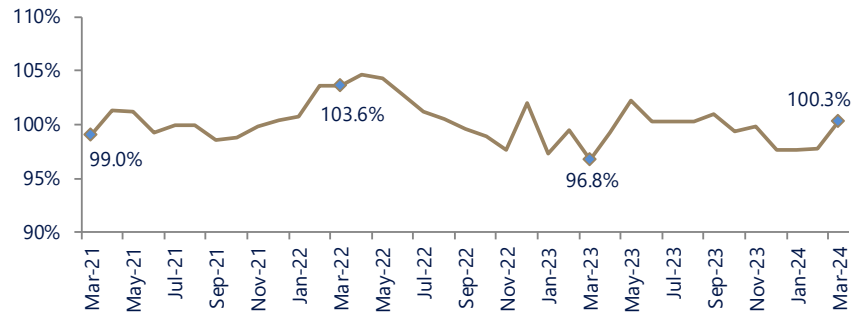
Arlington County, Virginia - March 2024

In March, the average sale price for homes more than \$1.5 Million was 100.3% of the average list price, which is 3.5% higher than at this time last year.

This month, the average number of days on market was 40, lower than the average last year, which was 47, a decrease of 14.9%.

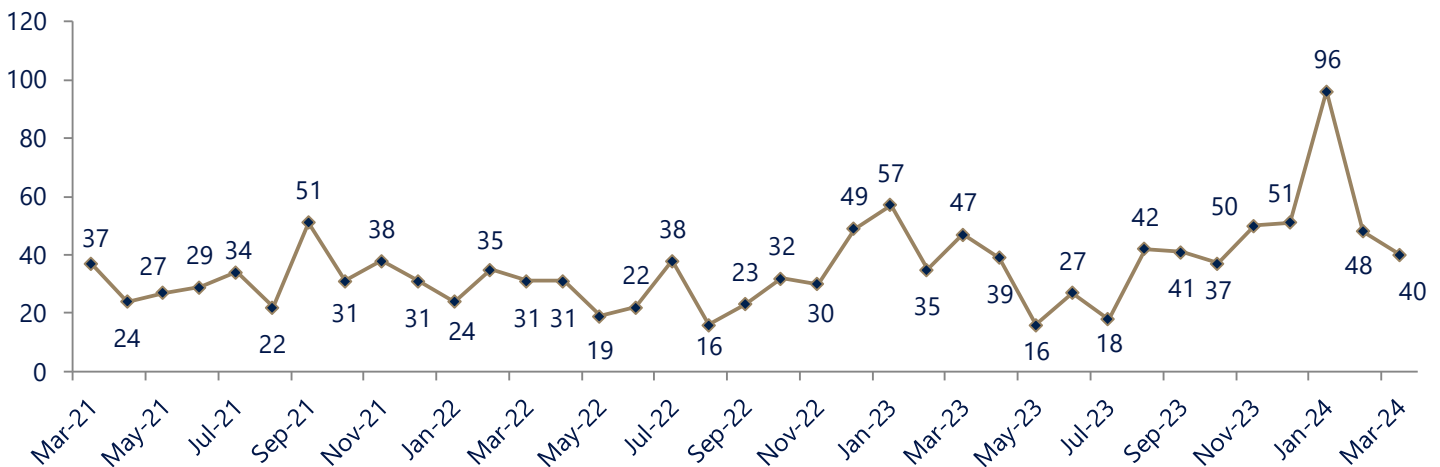
SALE PRICE AS % OF LIST PRICE

Homes \$1.5 Million+



DAYS ON MARKET

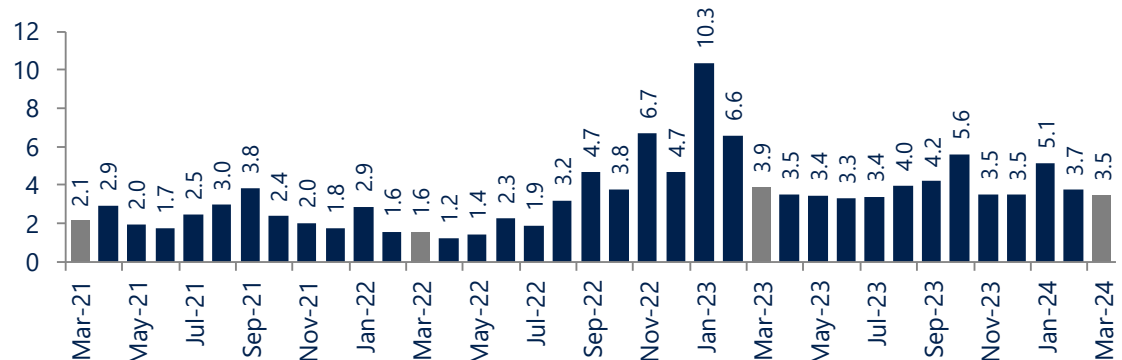
Homes \$1.5 Million+



MONTHS OF SUPPLY

Homes \$1.5 Million+

In March, there were 3.5 months of supply available, compared to 3.9 in March of 2023. That is a decrease of 10.3% versus a year ago.



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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 March 1, 2021 through March 31, 2024.

Contacts & Disclaimers

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CREATED BY

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