

**+ 13.3%**      **- 22.2%**      **+ 9.7%**

Change in  
New Listings

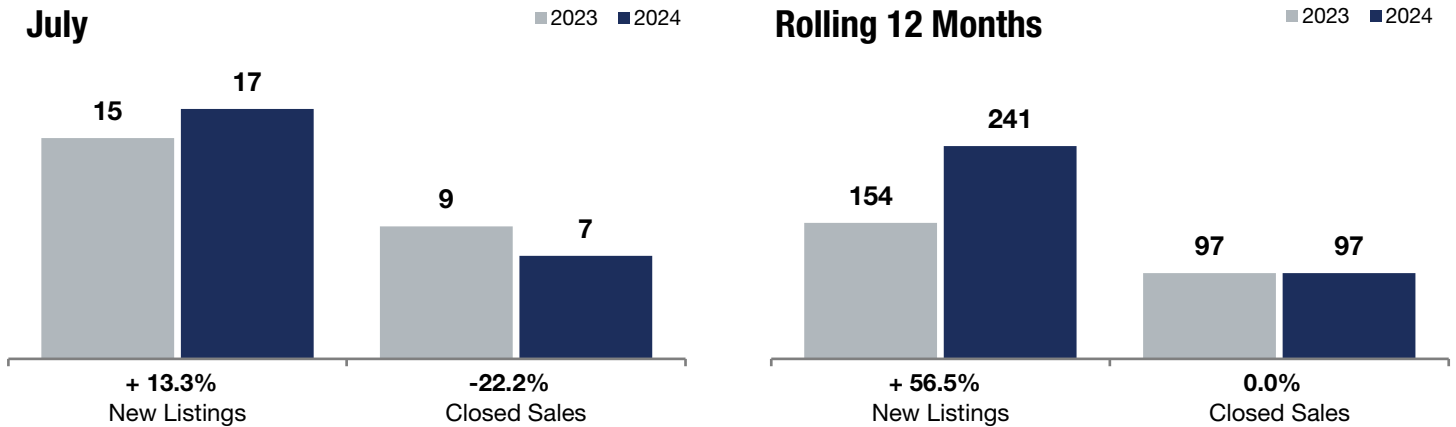
Change in  
Closed Sales

Change in  
Median Sales Price

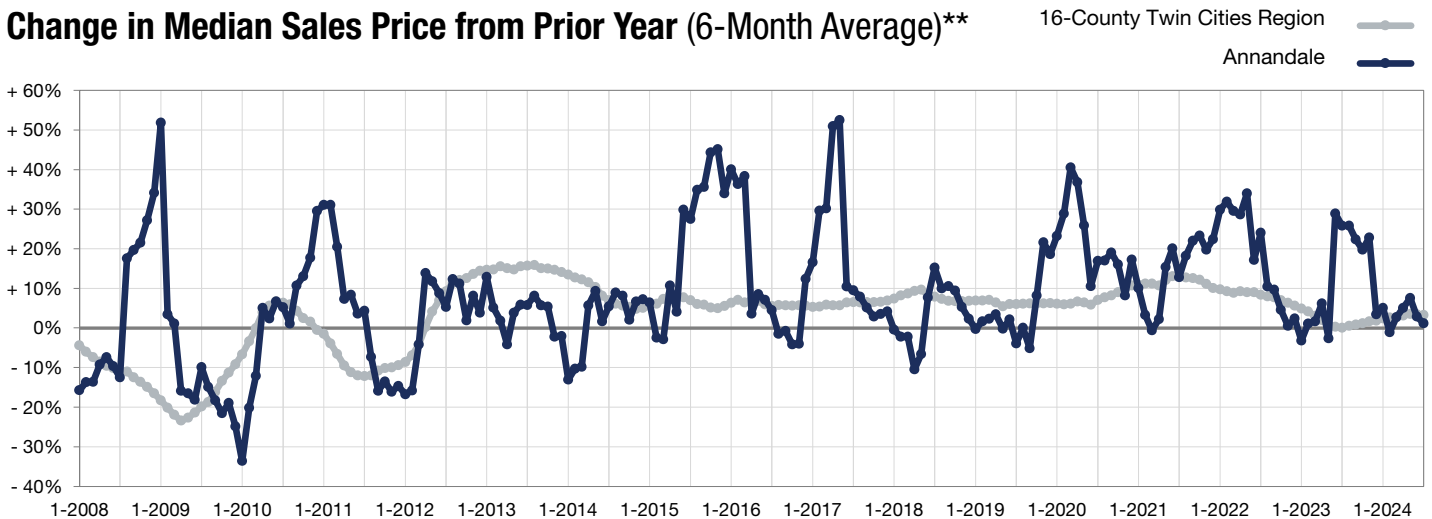
# Annandale

	July			Rolling 12 Months		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	17	+ 13.3%	154	241	+ 56.5%
Closed Sales	9	7	-22.2%	97	97	0.0%
Median Sales Price*	\$405,500	<b>\$445,000</b>	+ 9.7%	\$377,000	<b>\$350,000</b>	-7.2%
Average Sales Price*	\$492,267	<b>\$559,629</b>	+ 13.7%	\$450,260	<b>\$481,955</b>	+ 7.0%
Price Per Square Foot*	\$336	<b>\$345</b>	+ 2.7%	\$250	<b>\$286</b>	+ 14.0%
Percent of Original List Price Received*	99.8%	<b>97.3%</b>	-2.5%	98.7%	<b>97.6%</b>	-1.1%
Days on Market Until Sale	20	15	-25.0%	43	54	+ 25.6%
Inventory of Homes for Sale	31	42	+ 35.5%	--	--	--
Months Supply of Inventory	4.1	5.1	+ 24.4%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.