

Rolling 12 Months

+ 25.0%

+ 50.0%

- 20.4%

Change in **New Listings**

October

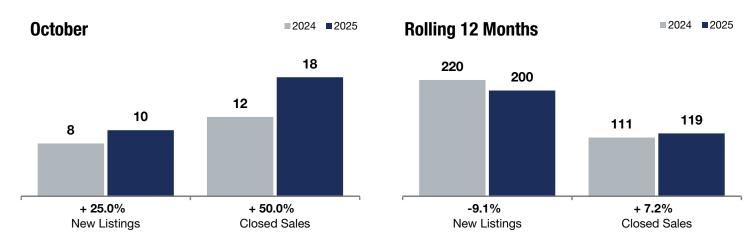
Change in Closed Sales

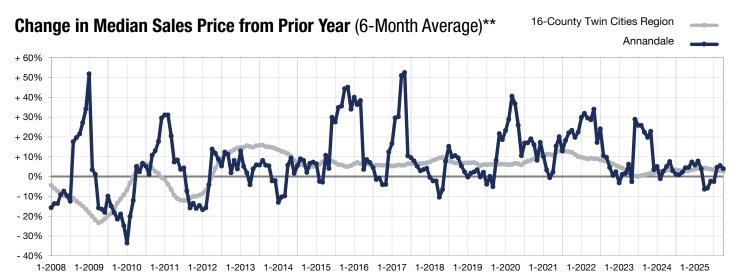
Change in Median Sales Price

Annandale

	2024	2025	+/-	2024	2025	+/-	
New Listings	8	10	+ 25.0%	220	200	-9.1%	
Closed Sales	12	18	+ 50.0%	111	119	+ 7.2%	
Median Sales Price*	\$452,500	\$360,000	-20.4%	\$371,900	\$377,900	+ 1.6%	
Average Sales Price*	\$718,428	\$464,019	-35.4%	\$517,435	\$503,576	-2.7%	
Price Per Square Foot*	\$317	\$269	-15.0%	\$282	\$256	-9.3%	
Percent of Original List Price Received*	93.3%	94.9%	+ 1.7%	96.4%	96.1%	-0.3%	
Days on Market Until Sale	59	78	+ 32.2%	69	85	+ 23.2%	
Inventory of Homes for Sale	31	42	+ 35.5%				
Months Supply of Inventory	3.2	4.3	+ 34.4%				

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





^{**} 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.