

## ARLINGTON COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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### Labor Market :

In the first two months of the second quarter, 1,646 jobs were added to the payrolls of Arlington County. As a result of these new jobs, the average monthly unemployment rate fell from 1.8% during the first quarter to 1.6% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

### Housing Market :

	Q1' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$426,700	\$454,200	↑
# Homes on the Market *	636	896	↑
# Homes Sold **	681	1,132	↑
# New Homes Built ***	12	3	↑
Avg # of Days on Market	20	10	↓

\* Available as of Jun. 30, 2004.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 2nd quarter.

### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22101	\$1,650,000	-	1	-	216	97.3%
22201	\$489,900	29.53%	150	-1.32%	7	104.2%
22202	\$512,300	23.51%	58	5.45%	14	100.2%
22203	\$422,600	22.10%	133	70.51%	13	101.1%
22204	\$329,400	28.37%	240	19.40%	11	102.9%
22205	\$576,300	19.27%	95	50.79%	10	102.1%
22206	\$343,900	26.90%	154	20.31%	6	105.4%



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### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22207	\$684,200	24.63%	174	15.23%	15	102.1%
22209	\$335,200	-1.24%	100	12.36%	11	101.7%
22213	\$522,500	9.98%	24	20.00%	6	104.5%
OTHER	\$396,600	99.30%	3	200.00%	3	101.5%