

## ARLINGTON COUNTY, VA

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

A total of 1,729 jobs were created during July and August. The new jobs in Arlington County were offset by a proportional increase in the number of job seekers. The net result was no change in the average monthly unemployment rate for the first two months of the third quarter from the 1.8% rate of the second quarter. The new jobs should help demand. Coupled with record low mortgage rates, these two patterns set the local housing market up for a strong spring.

### Housing Market :

	Q2' 04	Q3' 04	Q4' 04 (Forecast)
<b>Average Price</b>	\$454,200	\$465,900	
<b># Homes on the Market *</b>	860	804	
<b># Homes Sold **</b>	1,132	1,100	
<b># New Homes Built ***</b>	3	0	
<b>Avg # of Days on Market</b>	10	13	

\* Available as of Sep. 30, 2004.

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

\*\*\* During the first two months of 3rd 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)
22201	\$478,600	18.11%	181	9.70%	13	101.1%
22202	\$499,200	40.22%	52	-8.77%	14	99.3%
22203	\$431,600	16.05%	146	64.04%	14	100.6%
22204	\$337,600	20.61%	198	11.86%	12	101.6%
22205	\$622,200	26.39%	77	-8.33%	14	101.0%
22206	\$349,700	26.57%	147	-13.53%	7	103.4%
22207	\$689,800	20.09%	185	12.12%	18	100.8%
22209	\$332,600	-7.48%	100	9.89%	18	100.3%
22213	\$500,400	-4.99%	12	-29.41%	15	99.1%
OTHER	\$1,932,500	-	2	-	165	89.6%