

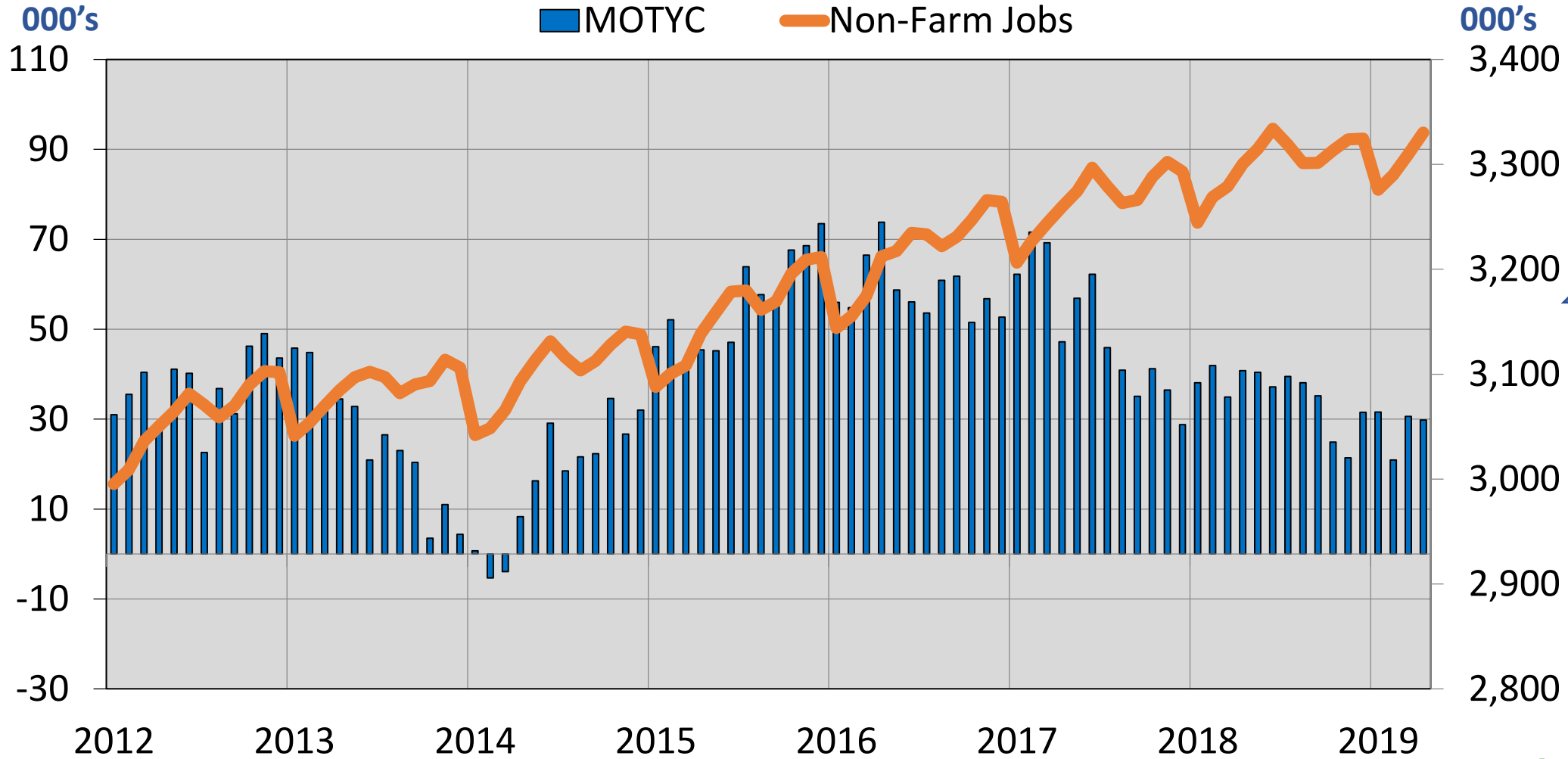


# 2019 NVAR Mid-Year Market Forecast Job Growth, Mortgage Rates & Amazon

NVAR Finance Summit

June 7, 2019

# Annual Job Change - Washington MSA

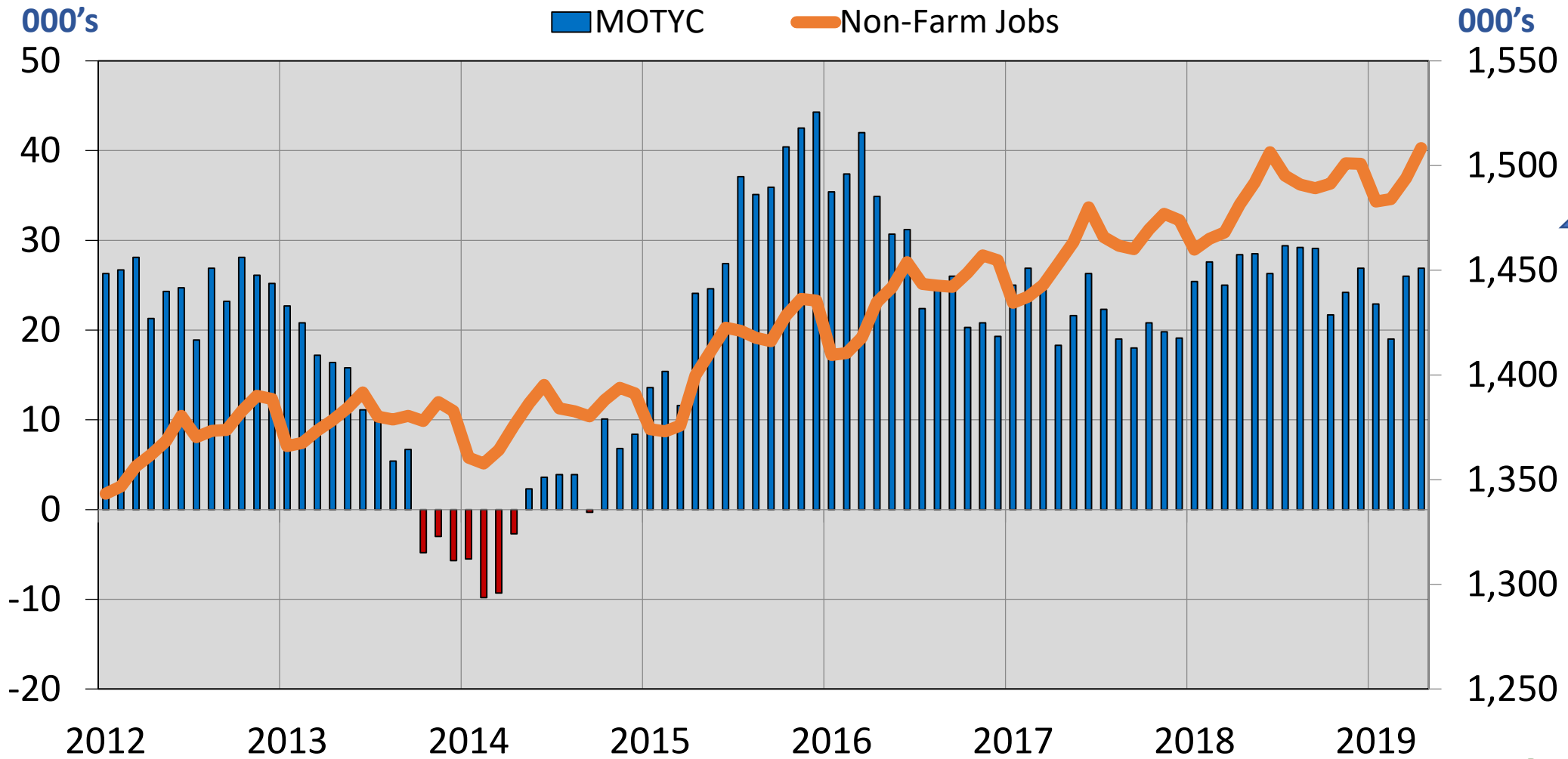


Apr 18-  
Apr 19  
+29.8 K

Apr-19  
Total: 3,308 K

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

# Annual Job Change – Northern VA

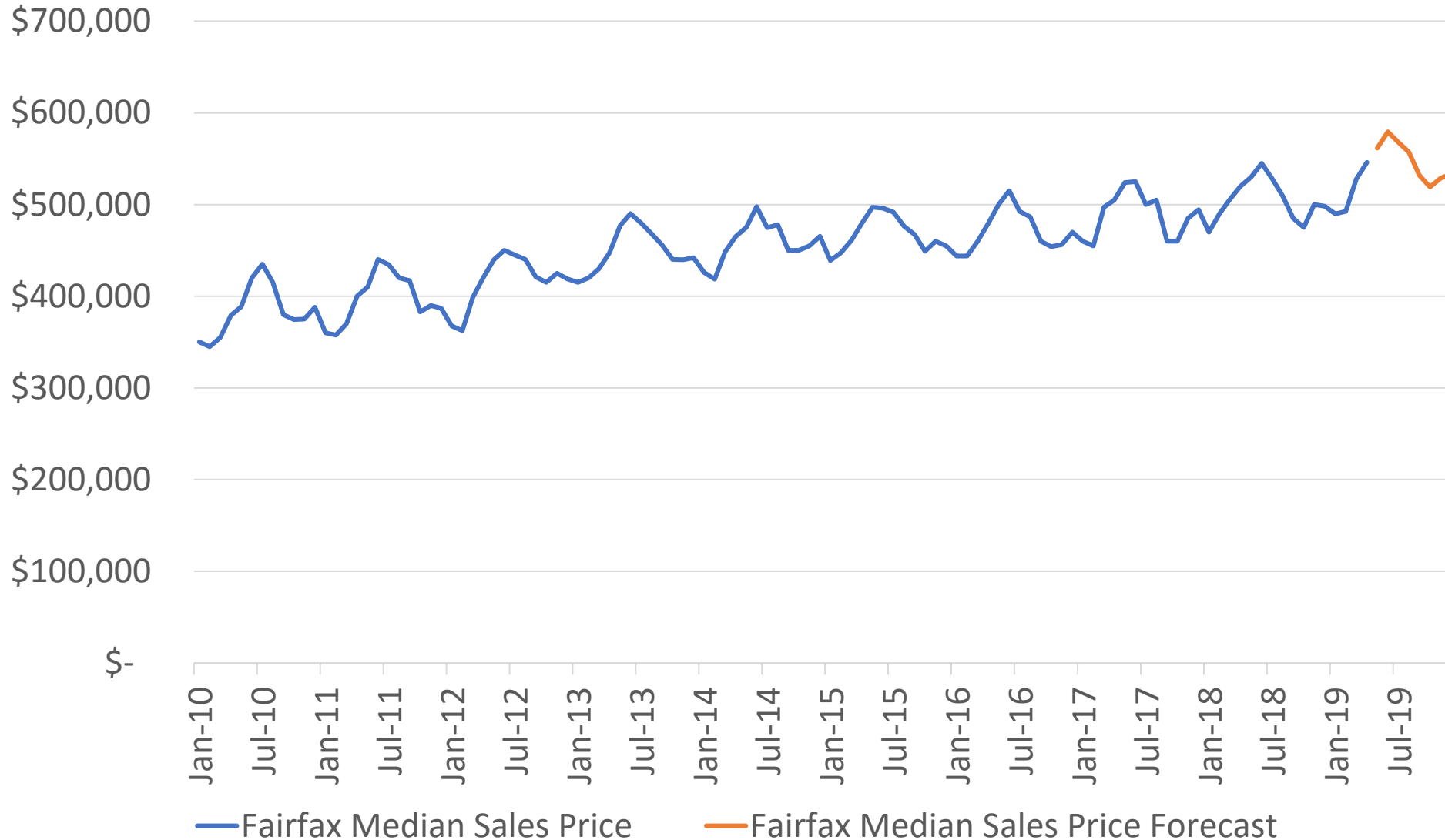


Apr 18-  
Apr 19  
+26.9K

Apr - 19  
Total: 1,508K

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

# Fairfax County Median Sales Price



## Key Stats

Housing Prices:

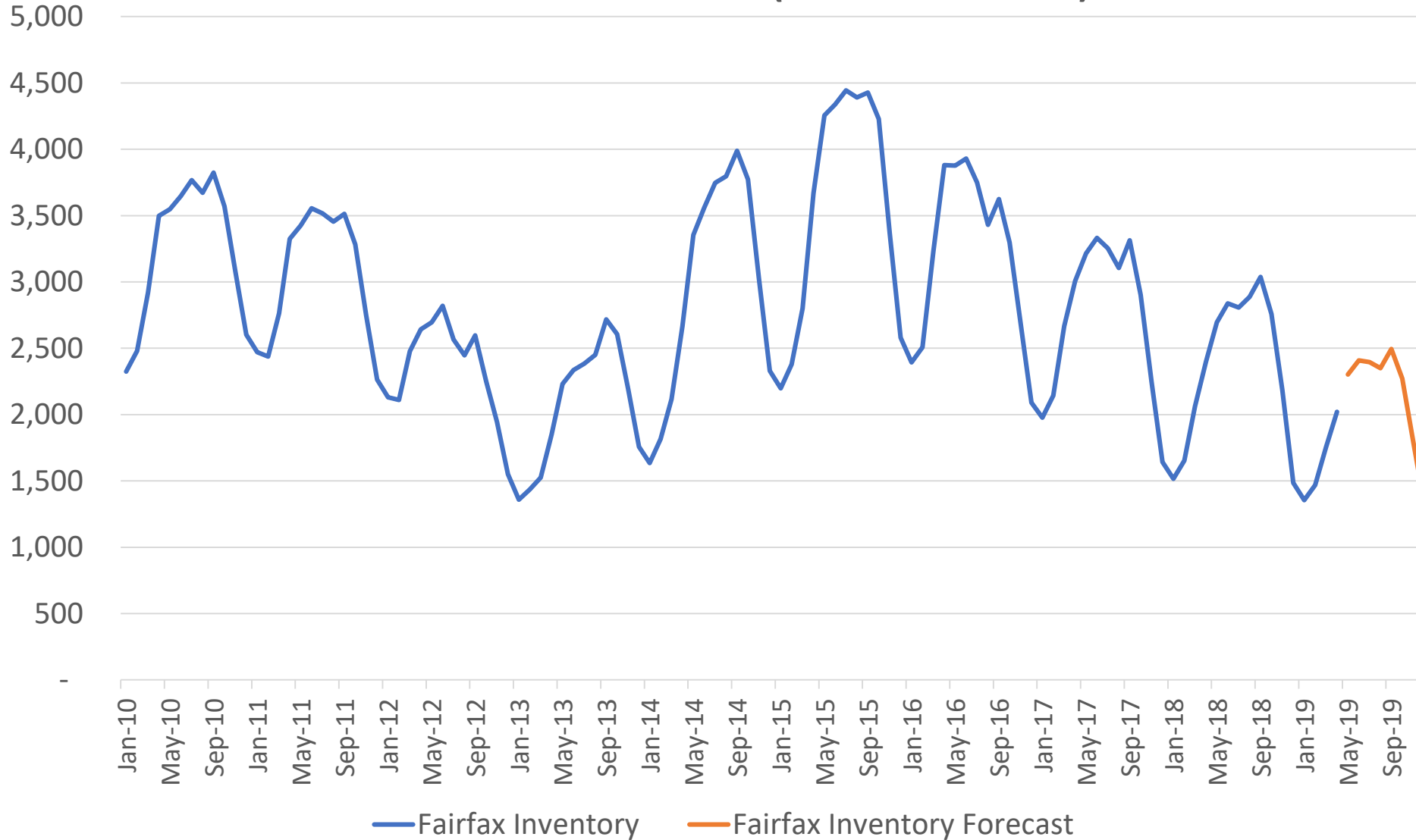
Up 7.0% (Year End)

Median Price in  
Peak Month:

June \$579,279

+6.3% change

# Fairfax County Housing Inventory (month end)



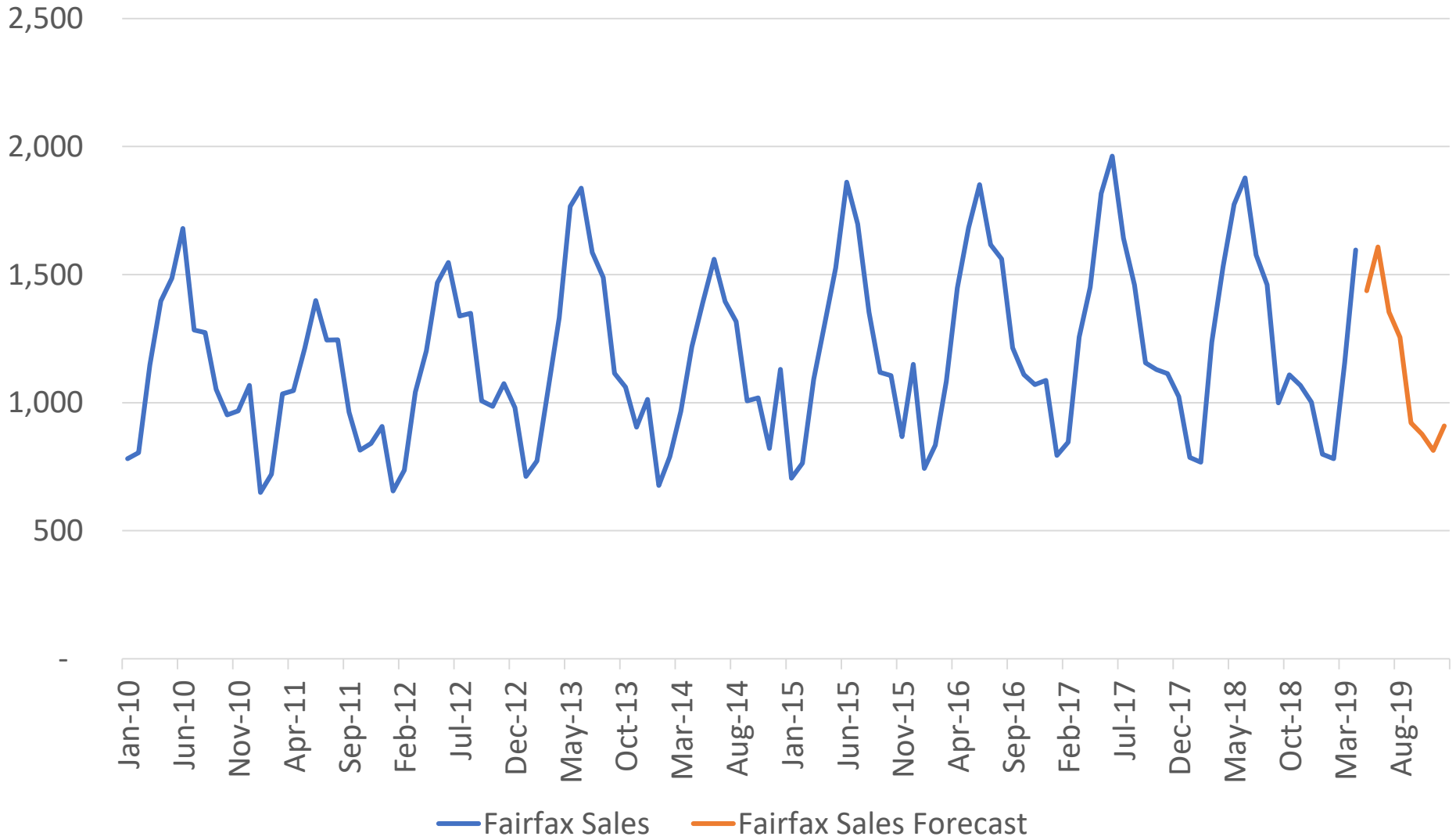
## Key Stats

**Units on Market:**  
Down 10.2%  
at year end

**Peak Month:**  
Sept. @ 2,495  
units

**YoY % Change**  
Peak: -17.9%

# Fairfax County Housing Sales (units)



## Key Stats

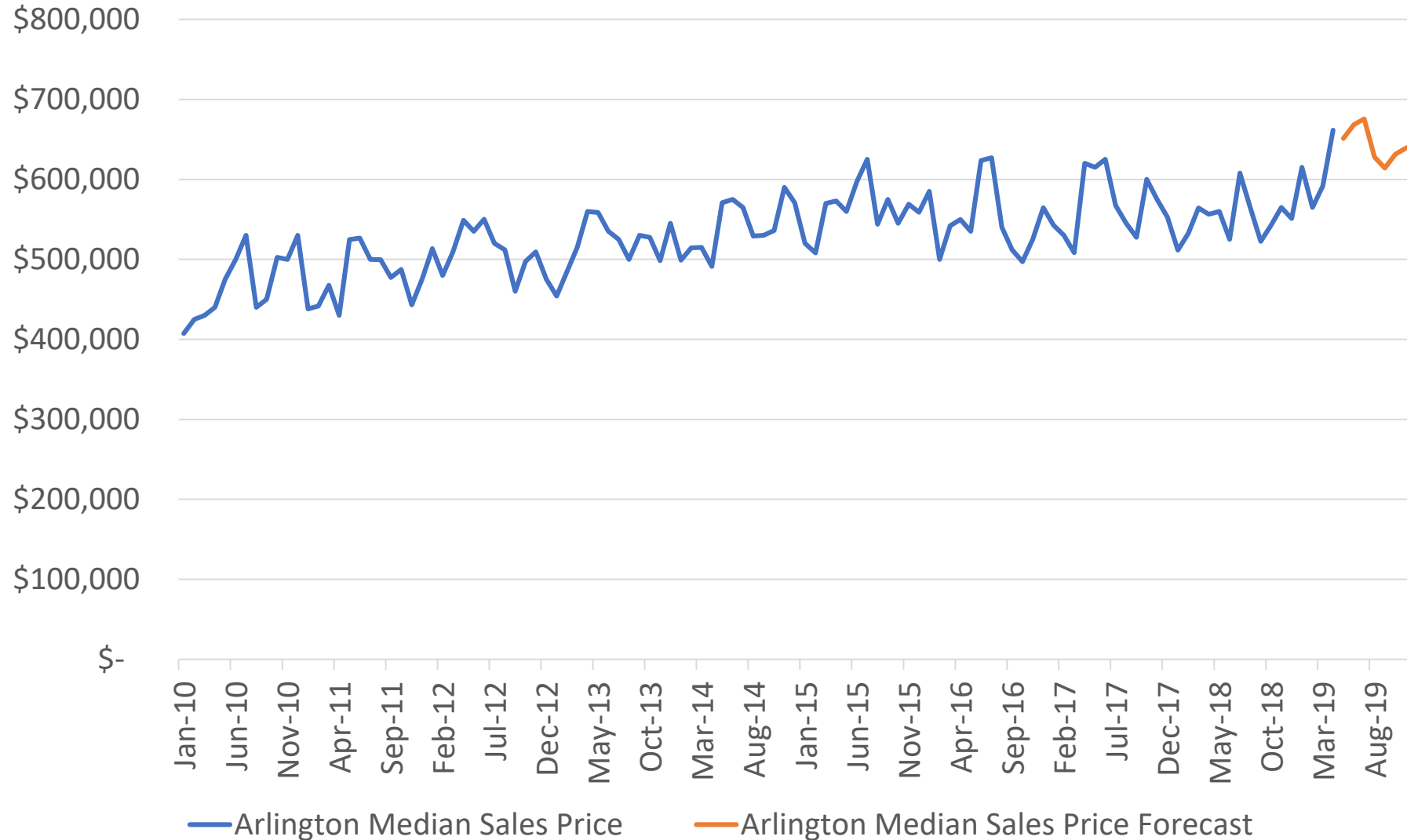
Unit Sales 2019:  
13,506

Unit Sales 2018:  
15,189  
Down 11.1%

Peak Month:  
June @ 1,608

YoY % Change  
Peak: -14.4%

# Arlington Median Housing Prices



## Key Stats

Housing Prices:

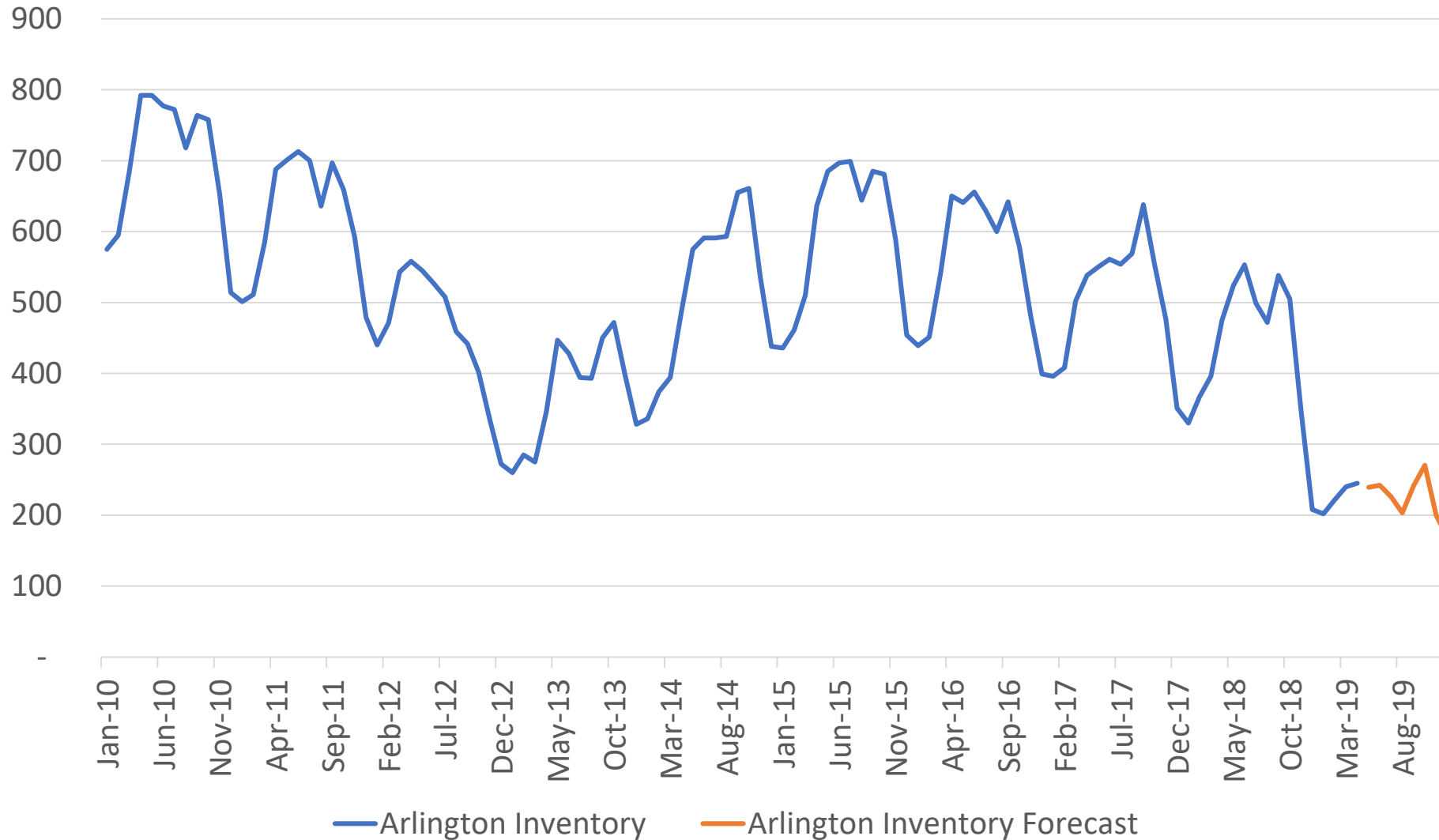
Up 17.2% (Year End)

Median Price in  
Peak Month:

June \$675,640

+11.1%

# Arlington Housing Inventory (month end)



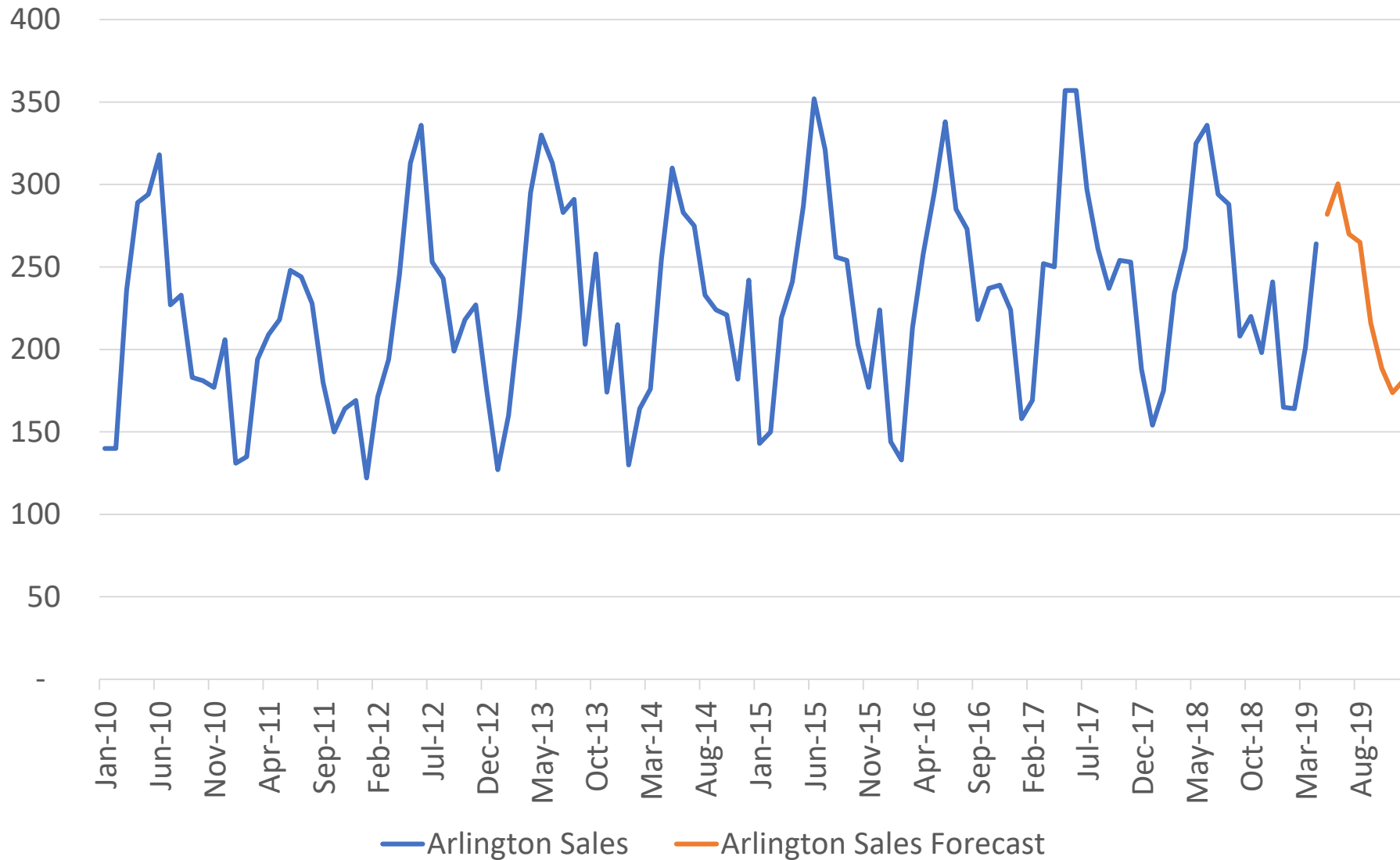
## Key Stats

Units on Market:  
Down 18.8%  
at year end

Peak Month:  
Oct. @ 270 units  
YoY % Change  
Peak: -46.5%



# Arlington Housing Sales (units)



## Key Stats

Unit Sales 2019:  
2,671

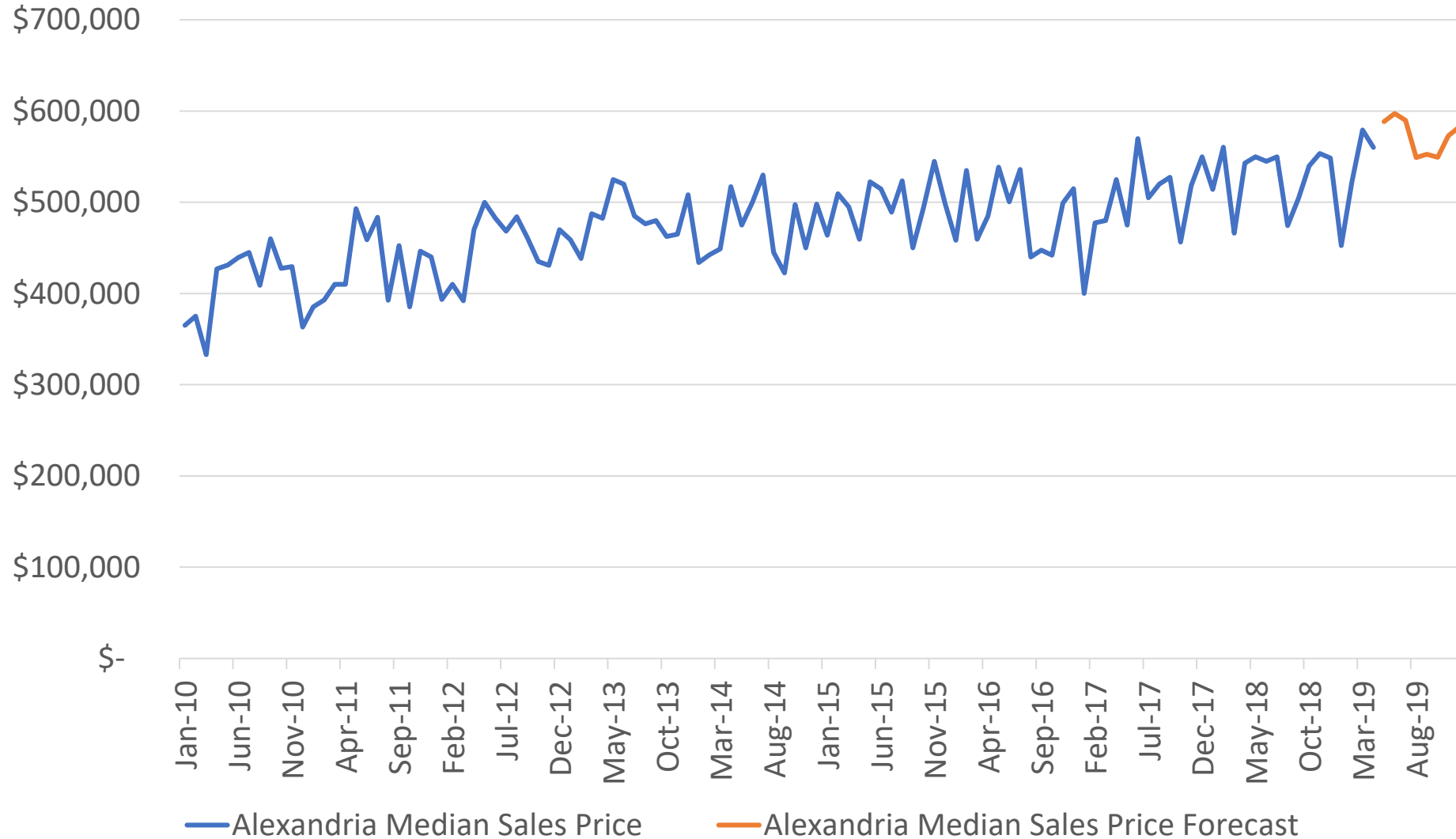
Unit Sales 2018:  
2,934

Down 9.0%

Peak Month:  
June @ 300

YoY % Change  
Peak: -10.6%

# Alexandria Median Sales Price



## Key Stats

Housing Prices:

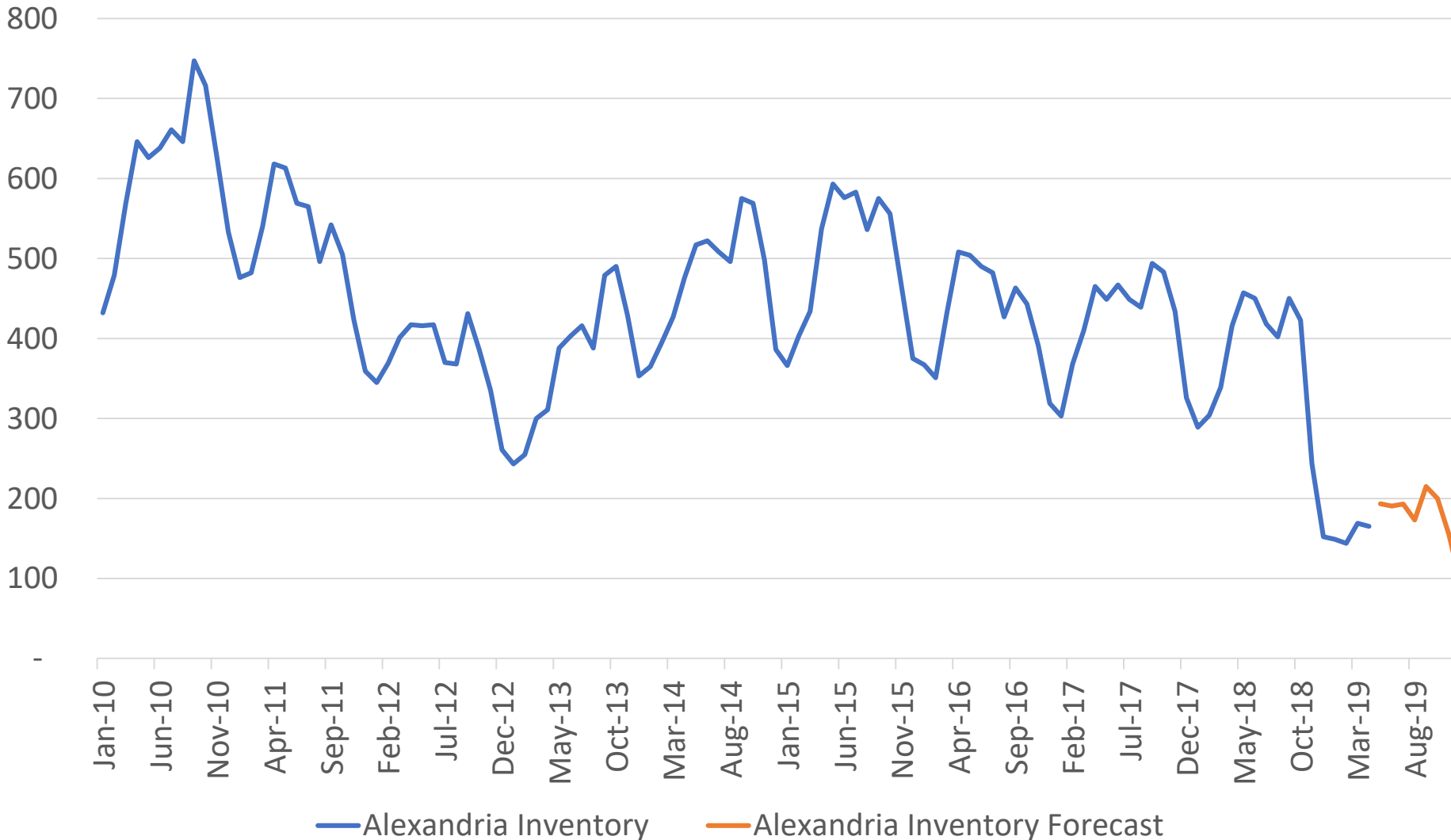
Up 6.2% (Year End)

Median Price in  
Peak Month:

June \$597,401

+9.6% change

# Alexandria Housing Inventory (month end)



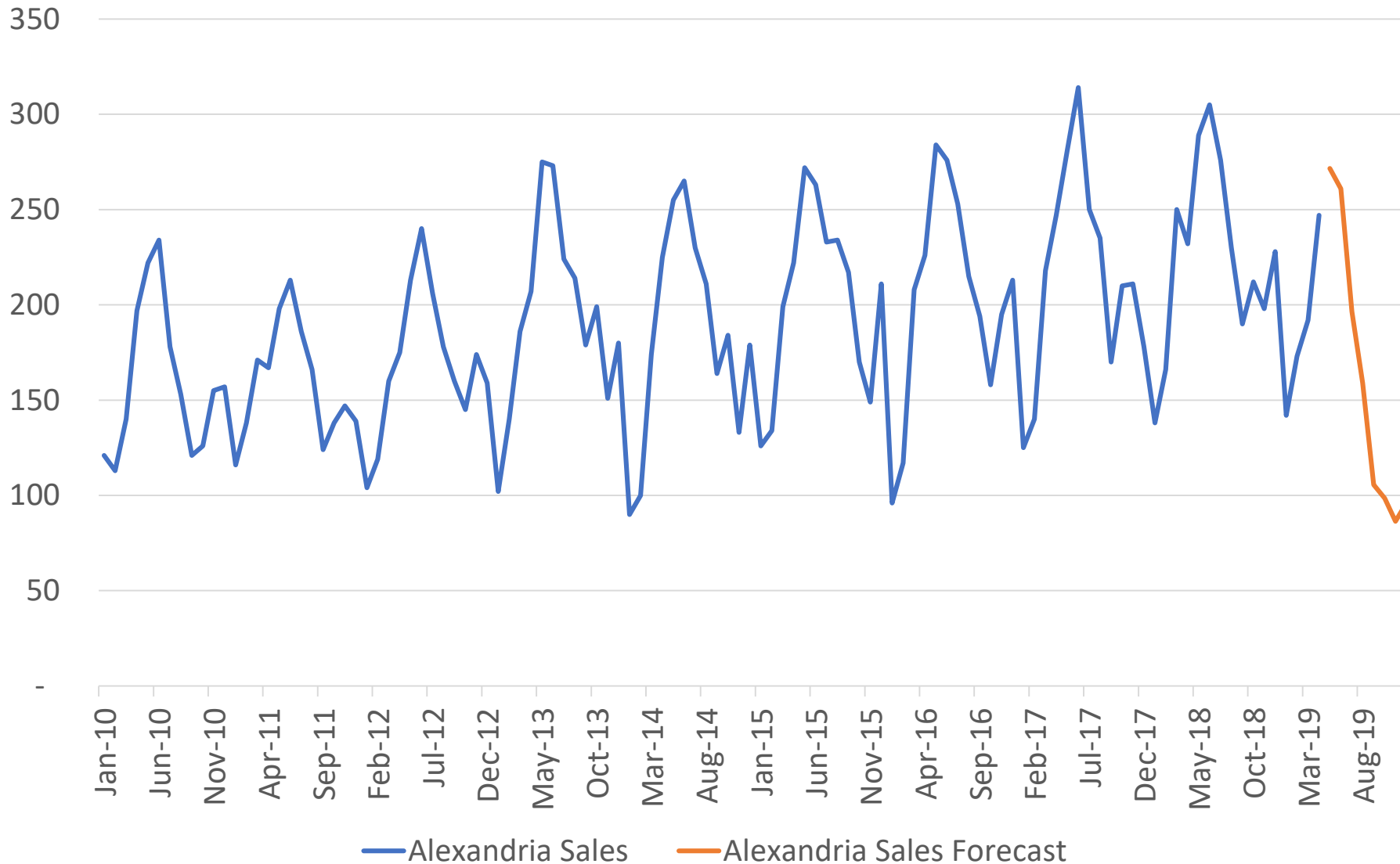
## Key Stats

**Units on Market:**  
Down 37.5%  
at year end

**Peak Month:**  
Sept. @ 215  
units

**YoY % Change**  
Peak: -52.2%

# Alexandria Sales (units)



## Key Stats

Unit Sales 2019:  
2,029

Unit Sales 2018:  
2,714  
Down 25.2%

Peak Month:  
May @ 272  
YoY % Change  
Peak: -6.0%

Thank You

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