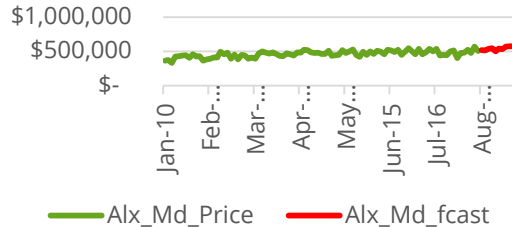


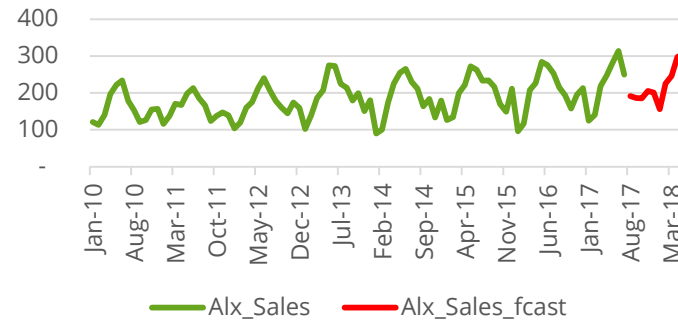
NVAR-GMU/CRA Partnership Forecast Models

Alexandria Housing Outlook

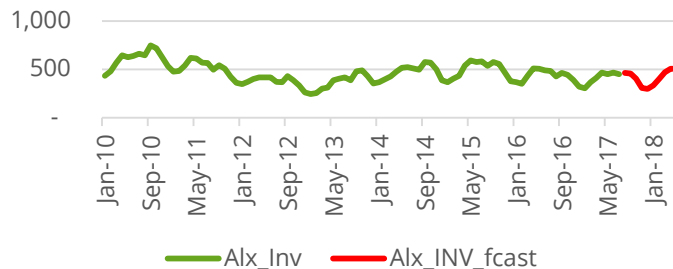
Alexandria Median Housing Price



Alexandria Housing Unit Sales



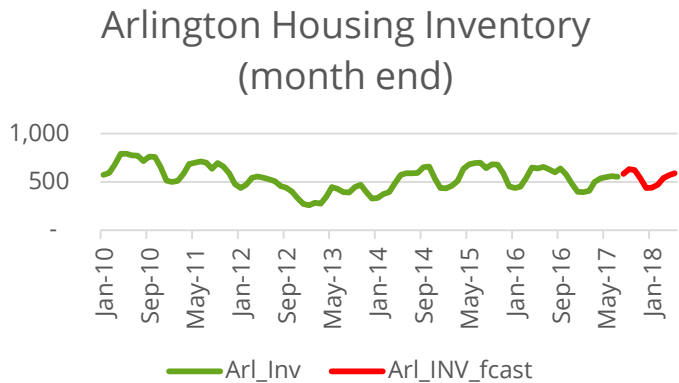
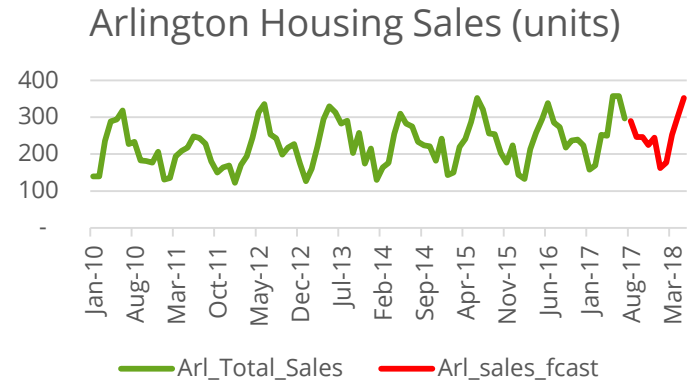
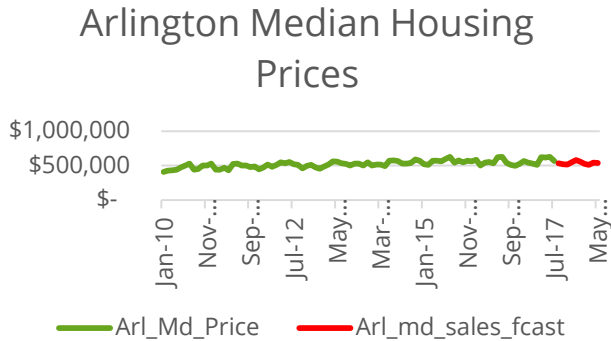
Alexandria Housing Inventory (month end)



- Modest rise in prices
- Flattening unit sales
- Constrained inventory

NVAR-GMU/CRA Partnership Forecast Models

Arlington Market Outlook

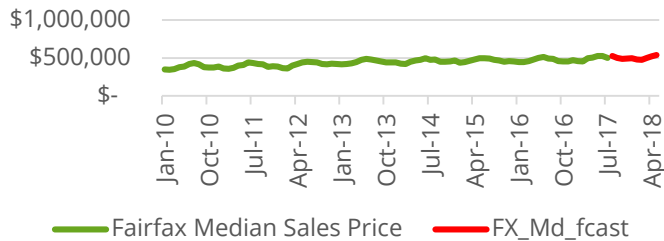


- Prices stable at slightly lower level
- Unit sales tracking trends (?)
- Inventory stabilizing but...

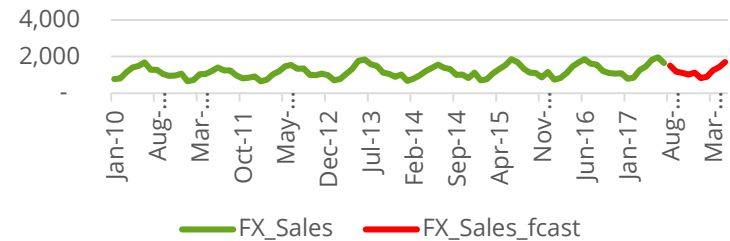
NVAR-GMU/CRA Partnership Forecast Models

Fairfax County Housing Outlook

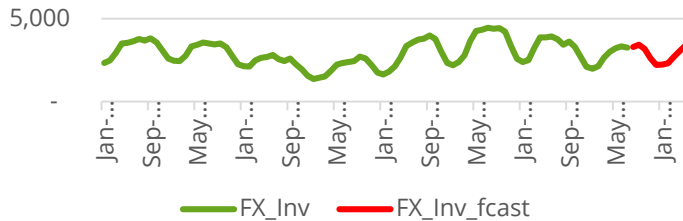
Fairfax County Median Sales
Price



Fairfax County Housing Sales
(units)



Fairfax County Housing
Inventory
(month end)



- **Prices following upward trendline**
- **Unit sales stable**
- **Inventories flat, not falling**