

HOLLY YOUNG

VIRGINIA HIGHLAND | Q2 MARKET UPDATE



HOME Luxury Real Estate

HOLLY YOUNG

YOUR VIRGINIA HIGHLAND REAL ESTATE EXPERT



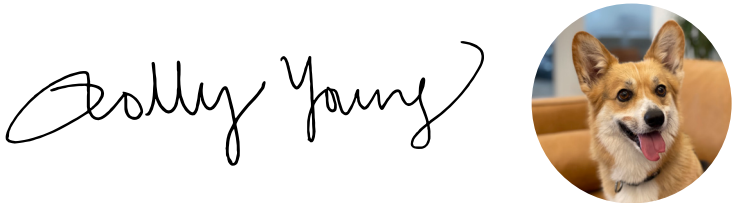
Dear Neighbor,

I am pleased to provide you with an update on the Virginia Highland real estate market.

2022 Q2 solds continued to push prices in our neighborhood as homes that were listed in the busy spring market closed. Average days on market also shrunk significantly to just 10 days on market. And our record-breaking sale at \$2.5 Million from Q4 2021 did not hold the title for long, as Q2 saw a new sale for the neighborhood at \$3,050,000!

However, with interest rates now consistently in the 5% range, the market has certainly shifted. For those looking to purchase, there is some good news with this shift – less competition means Buyers are getting their negotiating power back. Due Diligence, Appraisal Contingencies, and offer prices under list price, are all coming into play. For Sellers, this means pricing your home accurately is more important than ever.

If I can ever answer your real estate questions or if you are considering making a move, I would love to help in any way I can.



P.S. If you ever see me walking the neighborhood with my corgi, George, please say hello!

Q2 MARKET UPDATE | VIRGINIA HIGHLAND

*This data is from 4/1/22 - 6/30/22 for the Virginia Highland Neighborhood. Detached homes listed with FMLS only.

HOMES SOLD | Q2 2022

ADDRESS	BD	BA	HB	SOLD PRICE
869 Amsterdam Avenue NE	6	4	1	\$3,050,000
538 Park Drive NE	5	5	1	\$2,700,000
659 Elmwood Drive NE	5	4	0	\$1,950,000
761 Virginia Avenue NE	5	4	1	\$1,950,000
765 Elkmont Drive NE	5	4	2	\$1,775,000
1009 Adair Avenue NE	4	3	2	\$1,705,000
1025 N Virginia Avenue NE	5	3	1	\$1,600,000
567 Orme Circle NE	3	3	1	\$1,600,000
943 Saint Charles Avenue NE	4	4	0	\$1,535,000
843 Virginia Circle NE	4	3	0	\$1,350,000
1009 Amsterdam Avenue	4	3	0	\$1,325,000
686 Park Drive NE	4	3	0	\$1,300,000
1115 N Virginia Avenue NE	3	2	0	\$1,200,000
731 Elkmont Drive NE	4	3	0	\$1,134,500
1009 N Virginia Avenue NE	3	3	1	\$1,110,000
1176 Monroe Drive NE	5	3	0	\$1,075,000
857 Amsterdam Avenue NE	3	3	0	\$1,020,000
815 Drewry Street NE	3	2	0	\$973,500
1170 Rosedale Road NE	3	2	0	\$973,000
825 Amsterdam Avenue NE	3	2	1	\$925,000
623 Park Drive NE	3	2	0	\$884,650
823 Saint Charles #10 Avenue NE	4	3	1	\$840,000
1160 Rosedale Drive NE	2	2	0	\$795,000
1028 Highland View NE	2	1	0	\$729,000
898 Rosedale Road NE	3	2	0	\$625,000

\$1,364,986	106.4%	\$464.70	10
AVG. SOLD PRICE	AVG. SALE PRICE TO LIST PRICE	AVG. PRICE/ SQUARE FOOT	AVG. DAYS ON THE MARKET
Q1 2022: \$1,139,565 (Δ \$225,421)	Q1 2022: 105.1% (Δ 1.32%)	Q1 2022: \$452.62 (Δ \$12.08)	Q1 2022: 18 DAYS (Δ 8 DAYS)

CONSIDERING A MOVE? **CONTACT HOLLY**



HOLLY YOUNG

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OVER **\$4 BILLION**
IN LIFETIME SALES

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