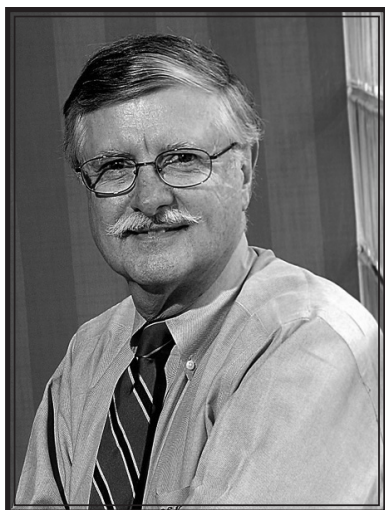


DICK NATHAN'S REAL ESTATE NEWSLETTER

www.dicknathan.com

February, 2013



Richard E. Nathan, CRS

Associate Broker
NVAR Top Producer,
Multi-Million Dollar Club
L&F Chairman's Club
L&F Gold Team



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE



f **FOR CURRENT MARKET UPDATES AND FEATURES**, search Facebook for “*Dick Nathan Arlington Real Estate.*” Several new items are posted on the page throughout the week. By ‘liking’ *Dick Nathan Arlington Real Estate*, you will receive occasional updates including articles on the *current state of the local real estate market* and other information designed to help those looking to buy, sell, or add value to a home. Really pertinent stuff!

STRONG MARKET, LOW INVENTORY. The housing market in Arlington is strong, with more buyers than sellers, but there isn't much on the market... time for you to sell? Some current info:

From the most recent Long & Foster Arlington Market Minute Report: *Active housing inventory is down 46%*, meaning that there are *only about half as many homes* currently on the market as there were a year ago, with only 290 homes for sale in all of Arlington County. *The time that homes are spending on the market is 8% shorter* than it was a year ago [currently an average of 46 days]. Homes in Arlington are, on average, selling for *98.5% of their asking price*. If you wish to see the full Dec. 2012 report, a link is available on my Facebook page.

From THE WASHINGTON POST, Jan. 25: “Last year, nearly half of the D.C. region’s condo sales were in Northern Virginia, the number of sales in 2012 was up 10 percent, *and prices in Arlington are now higher in some neighborhoods than they were at the peak of the housing boom.*”

From the WASHINGTON BUSINESS JOURNAL, Feb. 5: A new report from real estate research firm CoreLogic shows that nationally home prices are appreciating at levels not seen since May of 2006. In the Washington region, the report shows a year-over-year increase [Dec.-Dec.] of 7.5%.

From the Arlington SUN GAZETTE, Jan. 30: “Nearly half of all [Arlington] homeowners will see no change in their property’s assessed valuation from a year before, while 31 percent will see increases and 22 percent will see declines, County officials said.” These data don’t yet fully reflect Arlington’s increasing valuations... taxes are always calculated on past data. Next year should see more increases.

PREFERRED PROVIDER LIST. Please contact me for my complimentary list of service providers [painter, carpet cleaner, electrician, appliance store, etc.]: call 703/284-9318 or email me at dick.nathan@longandfoster.com.

Dick Nathan has been a realtor for 30 years. He graduated from The College of William and Mary and earned a master's degree in urban planning from George Washington University. A multi-million dollar producer, Dick is a member of the Northern Virginia Association of Realtors' Top Producers' Club, and has a sales volume among the top 5% of realtors nationwide. He is a member of Long & Foster's Gold Team, and he holds the CRS designation, held by only 4% of all realtors nationwide. Additionally, Dick holds the Accredited Buyer's Representative [ABR] and Seniors Real Estate Specialist [SRES] designations.

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HOUSES AND CONDOMINIUMS FOR SALE AT PRESS TIME

<u>Analostan</u>	None		
<u>Arlingwood</u>	Two:	two 4-BR	\$1,399,000, \$775,000
<u>The Berkeley</u>	None		
<u>Berkeley Square</u>	None		
<u>The Birches</u>	None		
<u>Black Oak</u>	None		
<u>Cathcart Springs</u>	None		
<u>The Dakota</u>	None		
<u>The Glebe</u>	None		
<u>Glebe House Mews</u>	None		
<u>Harrison Place</u>	None		
<u>Highgate</u>	One:	one 3-BR	\$985,000
<u>Hillcrest</u>	None		
<u>Hunter Oaks</u>	None		
<u>Hyde Park</u>	Four:	two 1-BR two Studios	\$349,500, \$299,000 \$269,900 \$267,000
<u>Lorcom, Ridgeview, Randolph</u>	One:	one 4-BR	\$1,895,000
<u>Lynnbrook</u>	None		
<u>Memorial Overlook</u>	Three:	one 3-BR two 2-BR	\$1,395,000 \$1,695,000, \$1,325,000
<u>Merry Mews</u>	None		
<u>The Monroe</u>	None		
<u>Palisades Park</u>	One:	one 3-BR	\$1,035,000
<u>Rixey View</u>	None		
<u>Shirley Woods</u>	One:	one 5-BR	\$2,717,000
<u>Spy Hill/Stone Ridge</u>	One:	one 4-BR	\$849,000
<u>Tower Villas</u>	None		
<u>Townes of Lyon Park</u>	None		
<u>Virginia Square</u>	One:	one 2-BR	\$585,000
<u>The Weslie</u>	None		
<u>Westview at Ballston Metro</u>	One:	one 1-BR	\$429,990
<u>The Williamsburg</u>	Three:	two 2-BR one 1-BR	\$854,999, \$470,000 \$399,900
<u>Woodbury Heights</u>	None		
<u>Woodmont</u>	One:	one 5-BR	\$1,350,000

The information in this newsletter pertaining to real estate listings and sales is derived from the Northern Virginia Association of Realtors®; it is deemed reliable, but is not guaranteed. Neither the association nor its MLS is in any way responsible for its accuracy. The information provided herein does not imply that Long & Foster Real Estate is participating in these transactions. If your property is listed with another broker, please disregard this offer as it is not our intention to solicit the listings of other realtors.