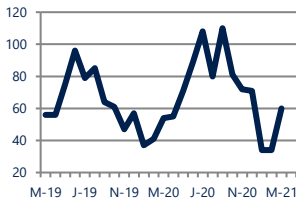




Zip Code(s): 20105 and 20117

### Units Sold

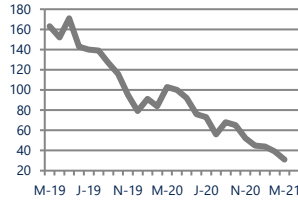
60



Up 11%  
Vs. Year Ago

### Active Inventory

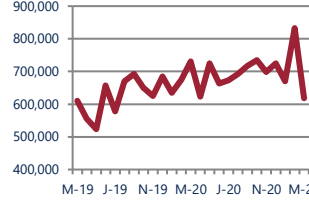
31



Down -70%  
Vs. Year Ago

### Median Sale Price

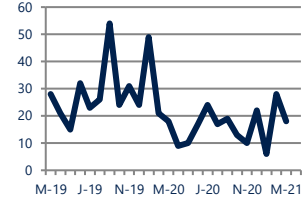
\$618,000



Down -15%  
Vs. Year Ago

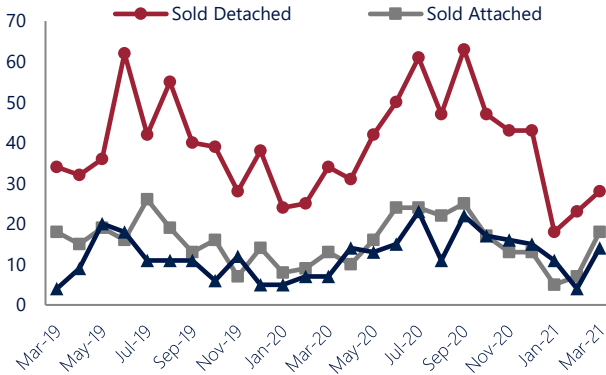
### Days On Market

18



No Change  
Vs. Year Ago

### Units Sold\*



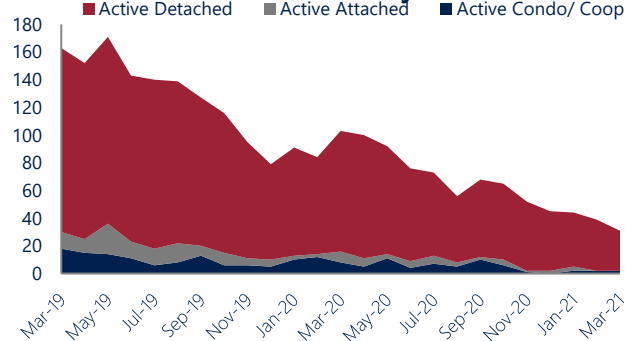
### Units Sold

There was an increase in total units sold in March, with 60 sold this month in Aldie, Stone Ridge, and Middleburg. This month's total units sold was higher than at this time last year.

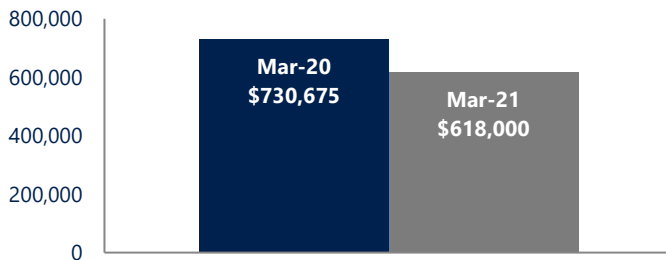
### Active Inventory

Versus last year, the total number of homes available this month is lower by 72 units or 70%. The total number of active inventory this March was 31 compared to 103 in March 2020. This month's total of 31 is lower than the previous month's total supply of available inventory of 39, a decrease of 21%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Aldie, Stone Ridge, and Middleburg Homes was \$730,675. This March, the median sale price was \$618,000, a decrease of \$112,675 compared to last year. The current median sold price is lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Aldie, Stone Ridge, and Middleburg are defined as properties listed in zip code/s 20105 and 20117.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

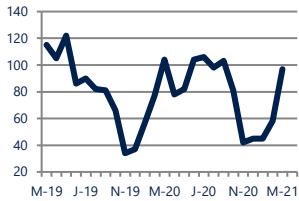




Zip Code(s): 20105 and 20117

### New Listings

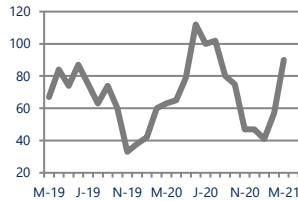
97



Down -7%  
Vs. Year Ago

### Current Contracts

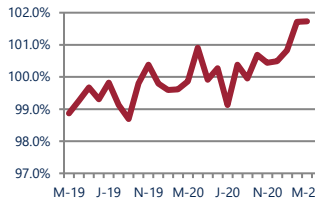
90



Up 43%  
Vs. Year Ago

### Sold Vs. List Price

101.7%



Up 1.9%  
Vs. Year Ago

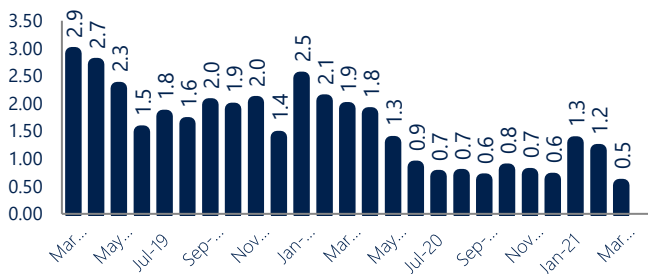
### Months of Supply

0.5



Down -73%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

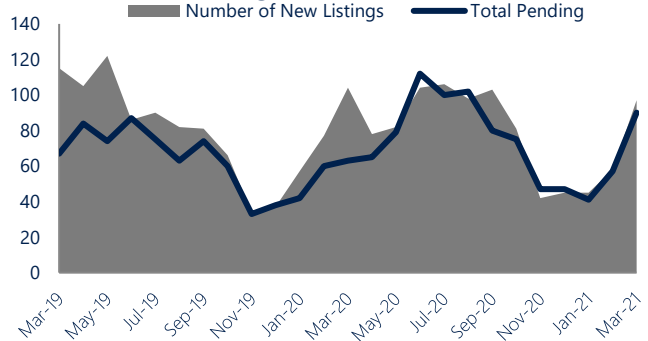
In March, there was 0.5 months of supply available in Aldie, Stone Ridge, and Middleburg, compared to 1.9 in March 2020. That is a decrease of 73% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

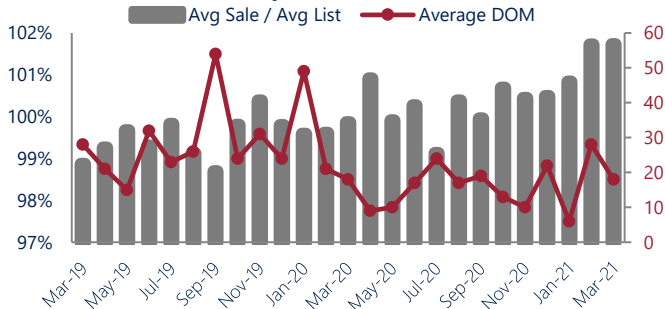
### New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Aldie, Stone Ridge, and Middleburg compared to 104 in March 2020, a decrease of 7%. There were 90 current contracts pending sale this March compared to 63 a year ago. The number of current contracts is 43% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Aldie, Stone Ridge, and Middleburg was 101.7% of the average list price, which is 1.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 18, which is similar compared to a year ago.



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