



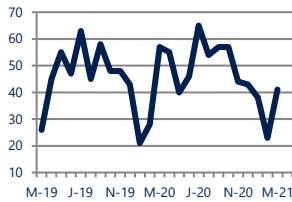
## Focus On: Lorton, Mason Neck, and Fort Belvoir Housing Market

March 2021

Zip Code(s): 22079 and 22060

### Units Sold

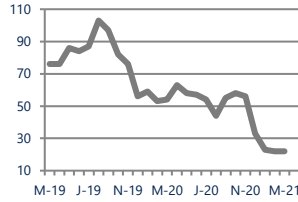
41



**Down -28%**  
Vs. Year Ago

### Active Inventory

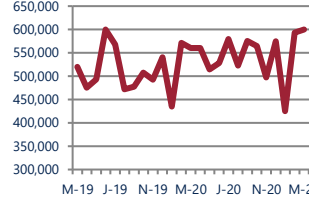
22



**Down -59%**  
Vs. Year Ago

### Median Sale Price

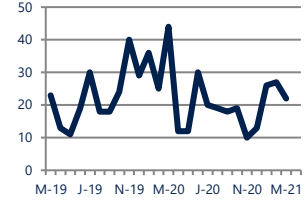
\$599,900



**Up 7%**  
Vs. Year Ago

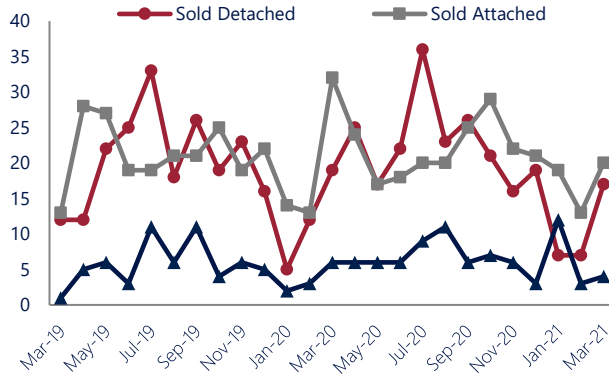
### Days On Market

22



**Down -50%**  
Vs. Year Ago

### Units Sold\*



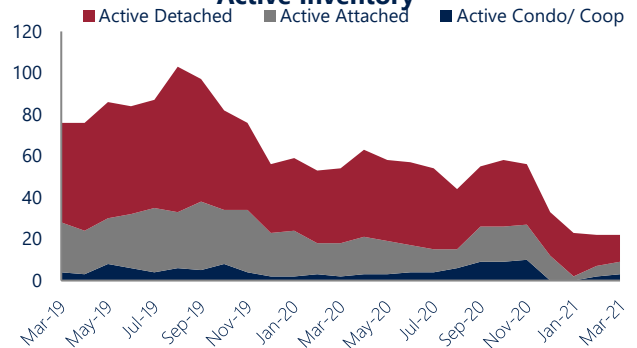
### Units Sold

There was an increase in total units sold in March, with 41 sold this month in Lorton, Mason Neck, and Fort Belvoir. This month's total units sold was lower than at this time last year.

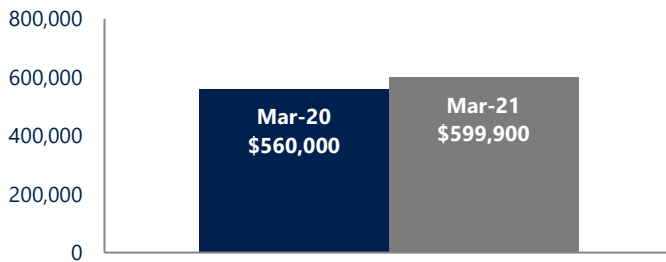
### Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 59%. The total number of active inventory this March was 22 compared to 54 in March 2020. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$560,000. This March, the median sale price was \$599,900, an increase of 7% or \$39,900 compared to last year. The current median sold price is 1% higher 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.

Lorton, Mason Neck, and Fort Belvoir are defined as properties listed in zip code/s 22079 and 22060.

\*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.

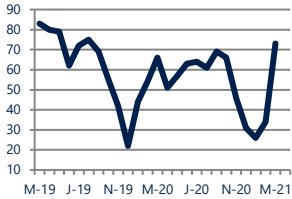




Zip Code(s): 22079 and 22060

### New Listings

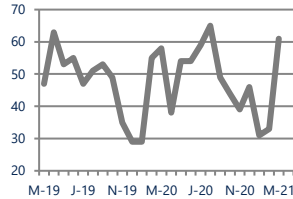
73



**Up 11%**  
Vs. Year Ago

### Current Contracts

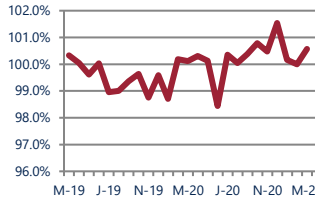
61



**Up 5%**  
Vs. Year Ago

### Sold Vs. List Price

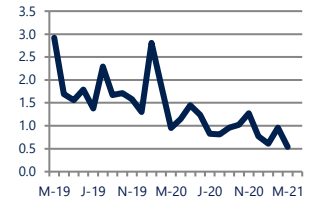
100.6%



**No Change**  
Vs. Year Ago

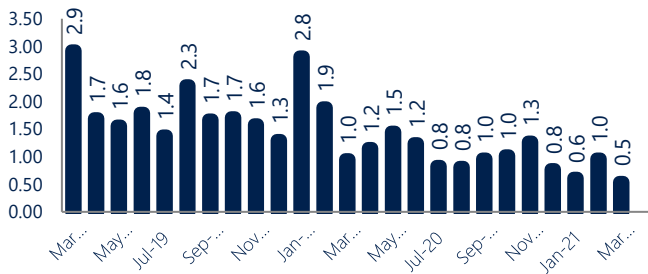
### Months of Supply

0.5



**Down -43%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

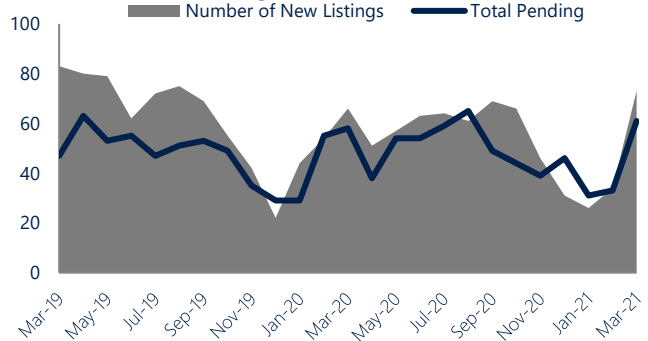
In March, there was 0.5 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 0.9 in March 2020. That is a decrease of 43% versus a year ago.

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.

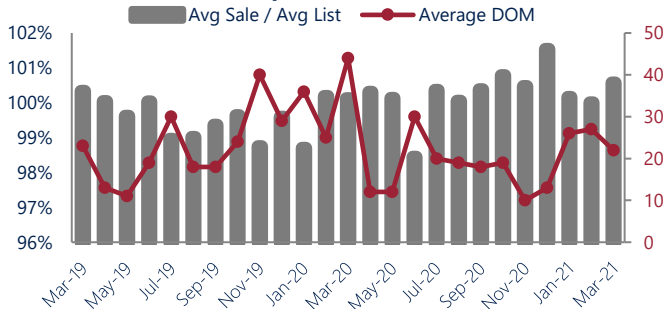
### New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 66 in March 2020, an increase of 11%. There were 61 current contracts pending sale this March compared to 58 a year ago. The number of current contracts is 5% 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 Lorton, Mason Neck, and Fort Belvoir was 100.6% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 44, a decrease of 50%.



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