



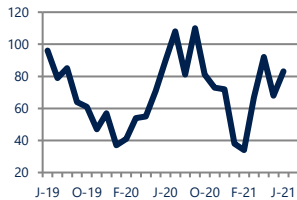
Focus On: Aldie, Stone Ridge, and Middleburg Housing Market

June 2021

Zip Code(s): 20105 and 20117

Units Sold

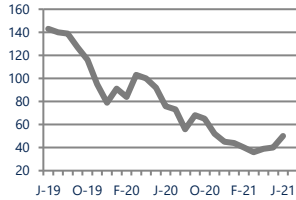
83



Down -8%
Vs. Year Ago

Active Inventory

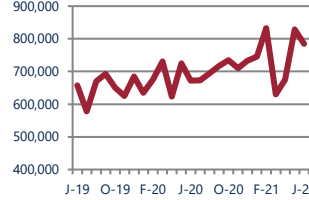
50



Down -34%
Vs. Year Ago

Median Sale Price

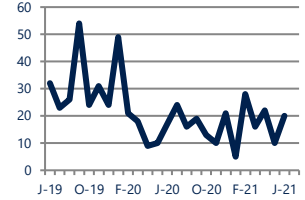
\$785,000



Up 17%
Vs. Year Ago

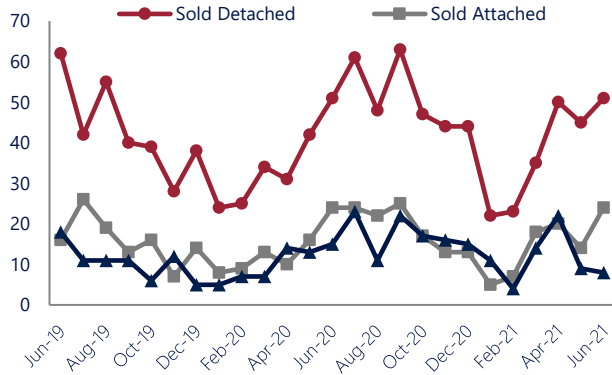
Days On Market

20



Up 18%
Vs. Year Ago

Units Sold*



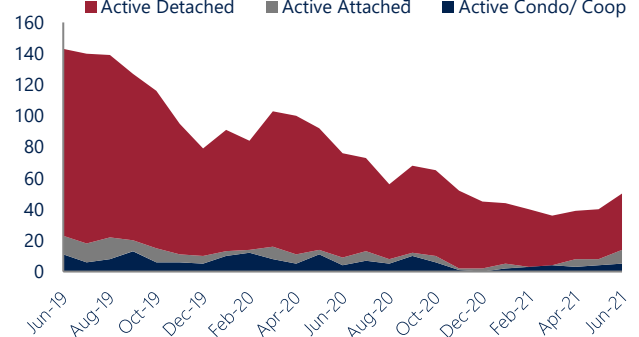
Units Sold

There was an increase in total units sold in June, with 83 sold this month in Aldie, Stone Ridge, and Middleburg versus 68 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 8% versus June 2020.

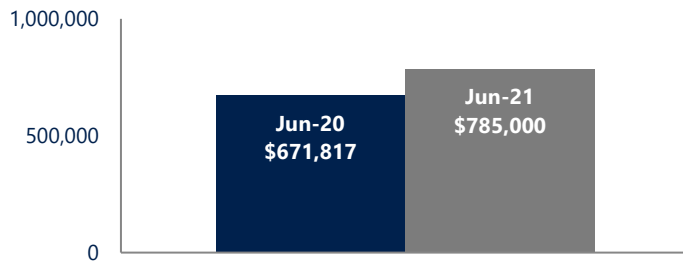
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 34%. The total number of active inventory this June was 50 compared to 76 in June 2020. This month's total of 50 is higher than the previous month's total supply of available inventory of 40, an increase of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Aldie, Stone Ridge, and Middleburg Homes was \$671,817. This June, the median sale price was \$785,000, an increase of 17% or \$113,183 compared to last year. The current median sold price is 5% lower than in May.

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.

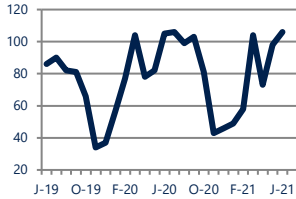




Zip Code(s): 20105 and 20117

New Listings

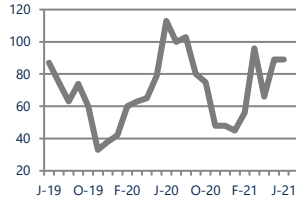
106



Up 1%
Vs. Year Ago

Current Contracts

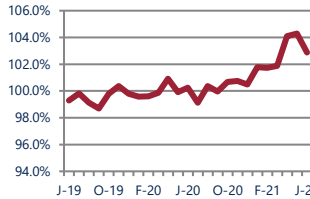
89



Down -21%
Vs. Year Ago

Sold Vs. List Price

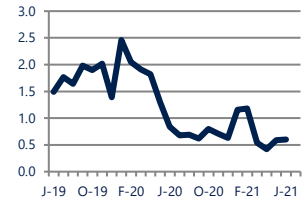
102.9%



Up 2.6%
Vs. Year Ago

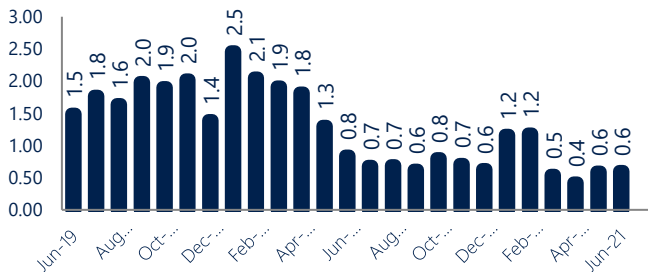
Months of Supply

0.6



Down -29%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

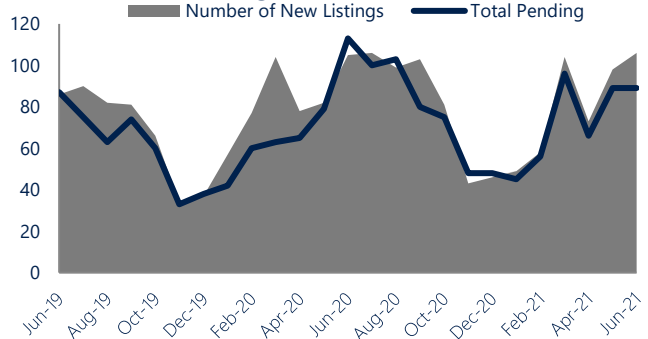
This month there were 106 homes newly listed for sale in Aldie, Stone Ridge, and Middleburg compared to 105 in June 2020, an increase of 1%. There were 89 current contracts pending sale this June compared to 113 a year ago. The number of current contracts remained stable as compared to last June.

Months of Supply

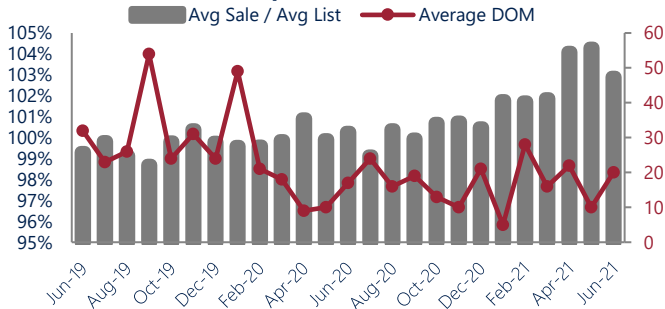
In June, there was 0.6 months of supply available in Aldie, Stone Ridge, and Middleburg, compared to 0.8 in June 2020. That is a decrease of 29% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Aldie, Stone Ridge, and Middleburg was 102.9% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 17, an increase of 18%.



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