



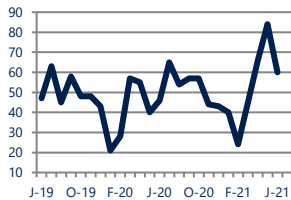
## Focus On: Lorton, Mason Neck, and Fort Belvoir Housing Market

June 2021

Zip Code(s): 22079 and 22060

### Units Sold

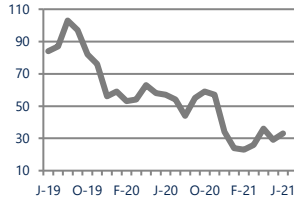
60



**Up 30%**  
Vs. Year Ago

### Active Inventory

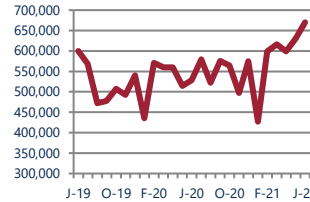
33



**Down -42%**  
Vs. Year Ago

### Median Sale Price

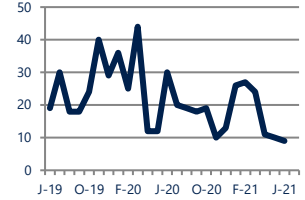
\$670,000



**Up 27%**  
Vs. Year Ago

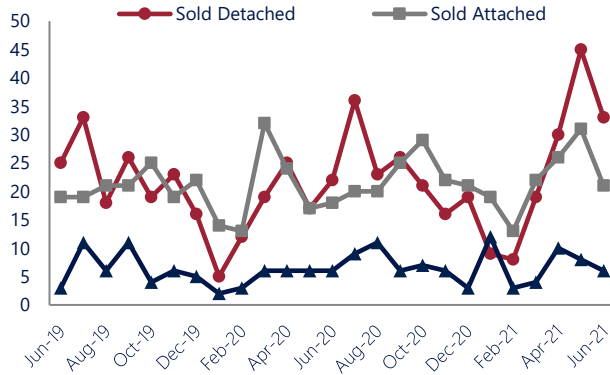
### Days On Market

9



**Down -70%**  
Vs. Year Ago

### Units Sold\*



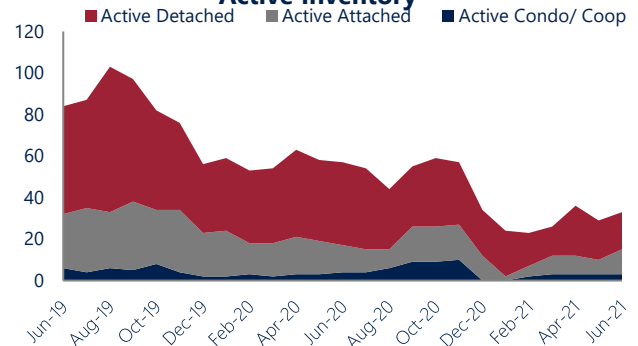
### Units Sold

There was a decrease in total units sold in June, with 60 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 84 last month, a decrease of 29%. This month's total units sold was higher than at this time last year, an increase of 30% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 42%. The total number of active inventory this June was 33 compared to 57 in June 2020. This month's total of 33 is higher than the previous month's total supply of available inventory of 29, an increase of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$528,250. This June, the median sale price was \$670,000, an increase of \$141,750 compared to last year. The current median sold price is higher 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.

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.





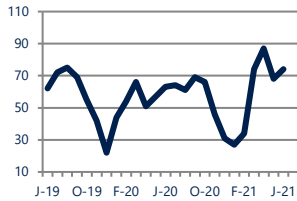
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June 2021

Zip Code(s): 22079 and 22060

### New Listings

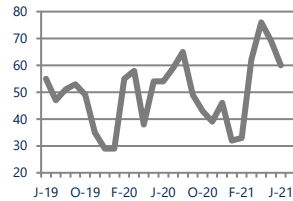
74



Up 17%  
Vs. Year Ago

### Current Contracts

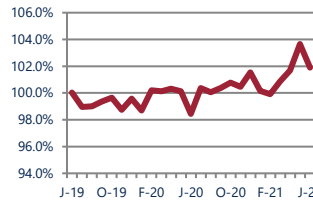
60



Up 11%  
Vs. Year Ago

### Sold Vs. List Price

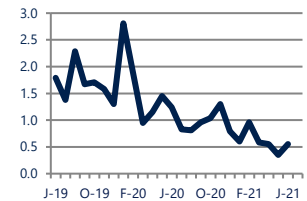
101.9%



Up 3.5%  
Vs. Year Ago

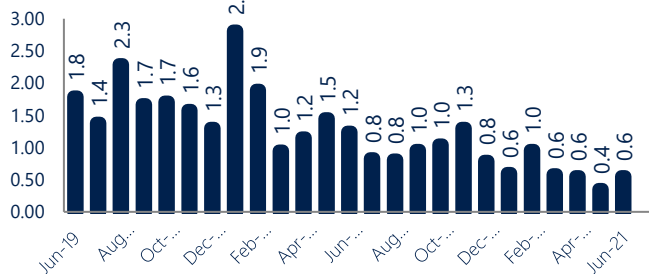
### Months of Supply

0.6



Down -56%  
Vs. Year Ago

### Months of Supply



### New Listings & Current Contracts

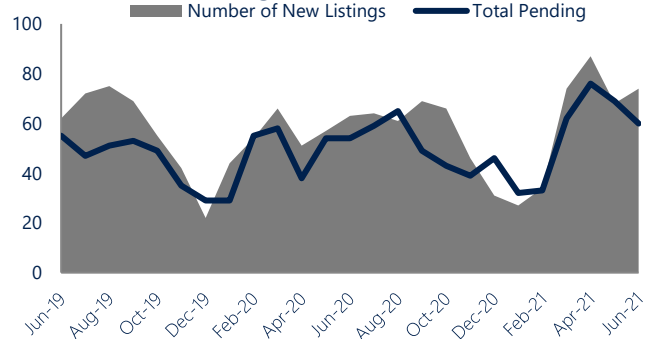
This month there were 74 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 63 in June 2020, an increase of 17%. There were 60 current contracts pending sale this June compared to 54 a year ago. The number of current contracts is 11% higher than last June.

### Months of Supply

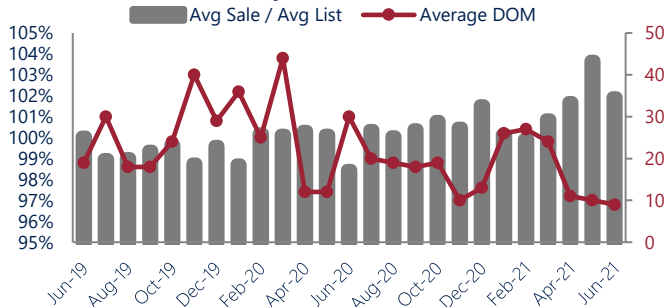
In June, there was 0.6 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 1.2 in June 2020. That is a decrease of 56% versus a year ago.

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 Lorton, Mason Neck, and Fort Belvoir was 101.9% of the average list price, which is 3.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 30, a decrease of 70%.



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