

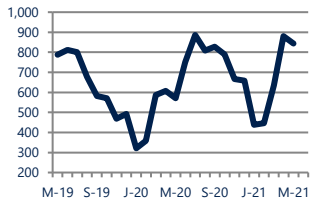


Focus On: Loudoun County Housing Market

May 2021

Units Sold

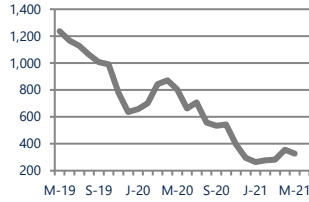
844



Up
Vs. Year Ago

Active Inventory

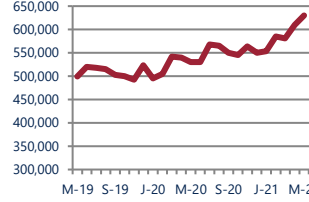
327



Down -59%
Vs. Year Ago

Median Sale Price

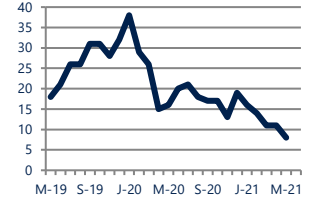
\$630,000



Up 19%
Vs. Year Ago

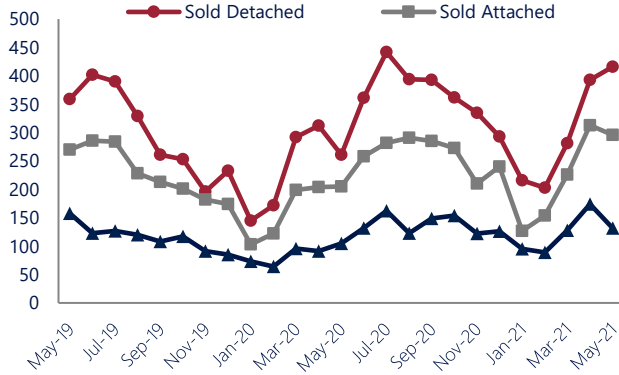
Days On Market

8



Down -50%
Vs. Year Ago

Units Sold*



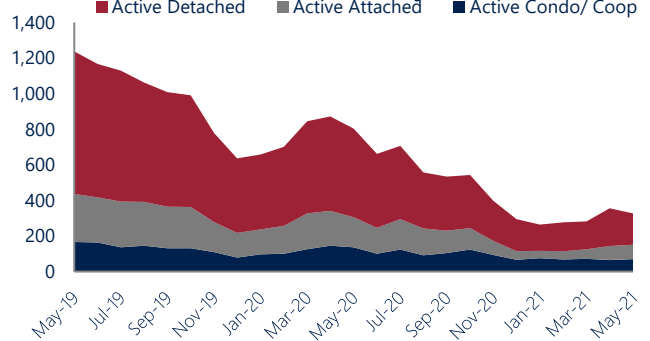
Units Sold

There was a decrease in total units sold in May, with 844 sold this month in Loudoun County. 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 477 units or 59%. The total number of active inventory this May was 327 compared to 804 in May 2020. This month's total of 327 is lower than the previous month's total supply of available inventory of 356, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Loudoun County Homes was \$530,000. This May, the median sale price was \$630,000, an increase of 19% or \$100,000 compared to last year. The current median sold price is 3% higher than in April.

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



*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.



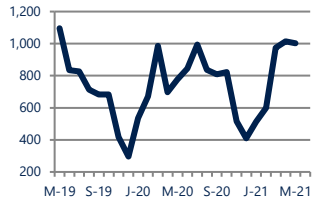


Focus On: Loudoun County Housing Market

May 2021

New Listings

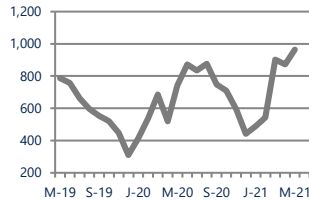
1,003



Up 29%
Vs. Year Ago

Current Contracts

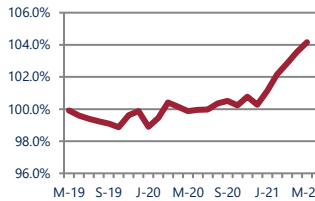
964



Up 30%
Vs. Year Ago

Sold Vs. List Price

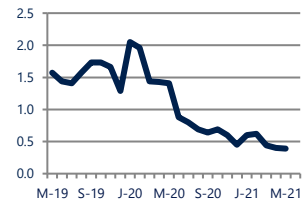
104.2%



Up 4.3%
Vs. Year Ago

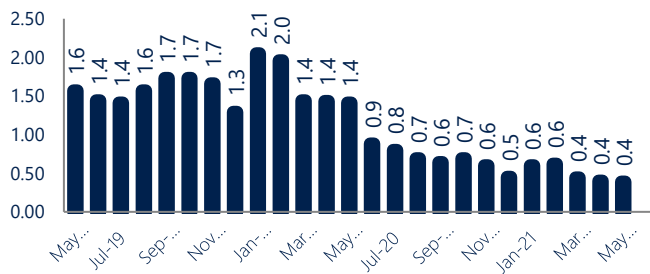
Months of Supply

0.4



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

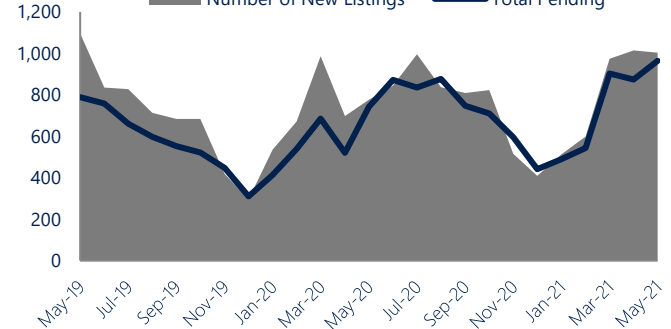
In May, there was 0.4 months of supply available in Loudoun County, compared to 1.4 in May 2020. That is a decrease of 72% versus a year ago.

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.

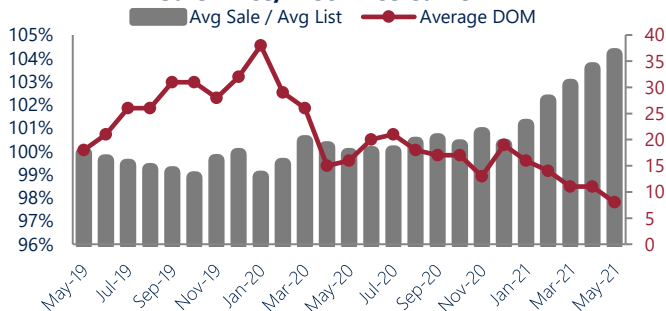
New Listings & Current Contracts

This month there were 1,003 homes newly listed for sale in Loudoun County compared to 777 in May 2020, an increase of 29%. There were 964 current contracts pending sale this May compared to 742 a year ago. The number of current contracts is 30% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Loudoun County was 104.2% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 16, a decrease of 50%.



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