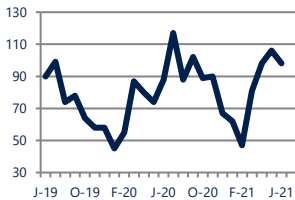




Zip Code(s): 20180, 20129, 20197, 20132, 20158, 20141 and 20135

## Units Sold

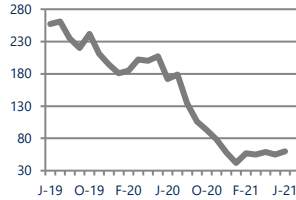
98



**Up 11%**  
Vs. Year Ago

## Active Inventory

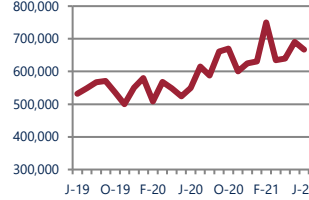
60



**Down -65%**  
Vs. Year Ago

## Median Sale Price

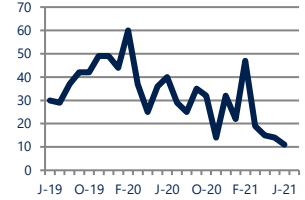
\$667,500



**Up 21%**  
Vs. Year Ago

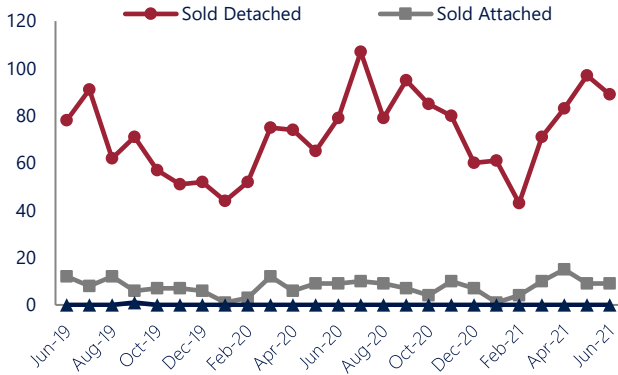
## Days On Market

11



**Down -73%**  
Vs. Year Ago

### Units Sold\*



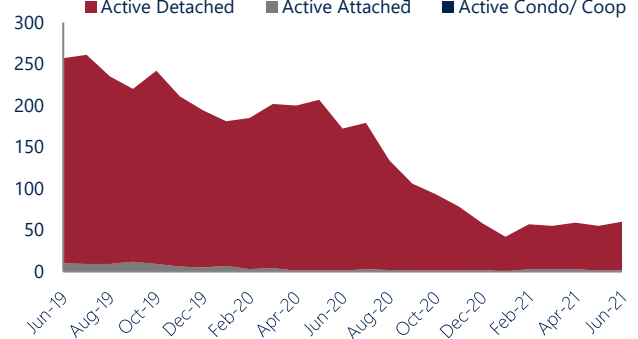
## Units Sold

There was a decrease in total units sold in June, with 98 sold this month in Purcellville, Lovettsville, and Western Loudoun County versus 106 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 11% versus June 2020.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 112 units or 65%. The total number of active inventory this June was 60 compared to 172 in June 2020. This month's total of 60 is higher than the previous month's total supply of available inventory of 55, an increase of 9%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Purcellville, Lovettsville, and Western Loudoun County Homes was \$549,950. This June, the median sale price was \$667,500, an increase of 21% or \$117,550 compared to last year. The current median sold price is 3% 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.

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\*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.

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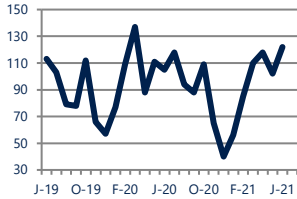




Zip Code(s): 20180, 20129, 20197, 20132, 20158, 20141 and 20135

### New Listings

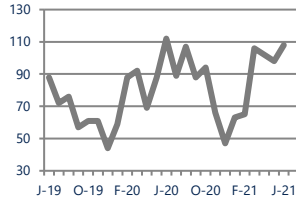
122



Up 16%  
Vs. Year Ago

### Current Contracts

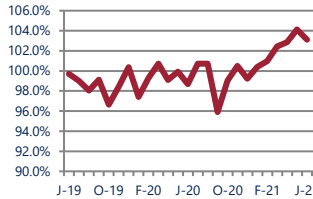
108



Down -4%  
Vs. Year Ago

### Sold Vs. List Price

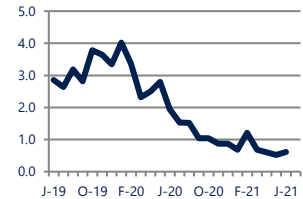
103.1%



Up 4.5%  
Vs. Year Ago

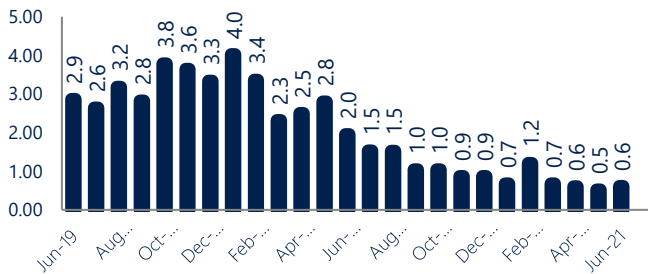
### Months of Supply

0.6



Down -69%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

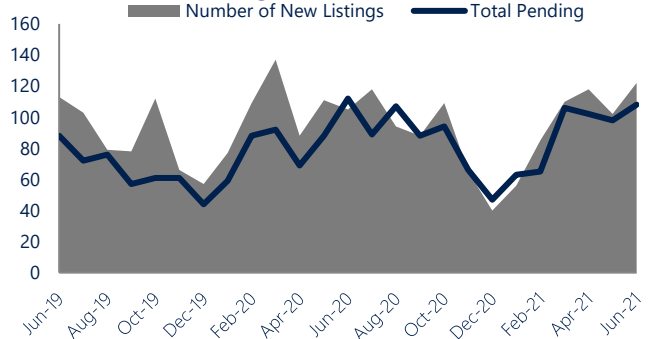
In June, there was 0.6 months of supply available in Purcellville, Lovettsville, and Western Loudoun County, compared to 2.0 in June 2020. That is a decrease of 69% versus a year ago.

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.

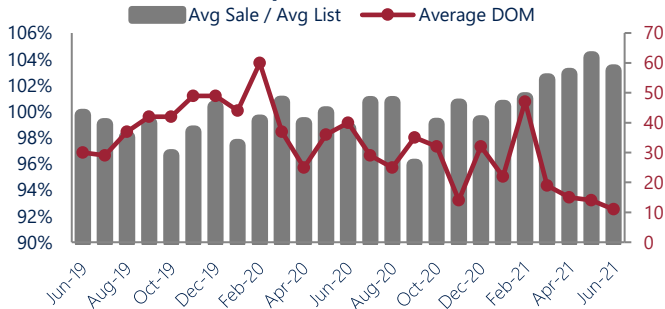
### New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Purcellville, Lovettsville, and Western Loudoun County compared to 105 in June 2020, an increase of 16%. There were 108 current contracts pending sale this June compared to 112 a year ago. The number of current contracts is 4% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Purcellville, Lovettsville, and Western Loudoun County was 103.1% of the average list price, which is 4.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 40, a decrease of 73%.



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