



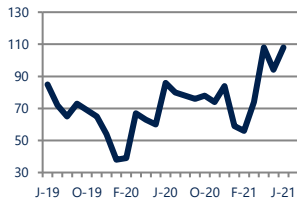
## Focus On: Sterling and Dulles Housing Market

June 2021

Zip Code(s): 20164 and 20166

### Units Sold

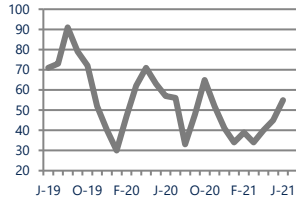
108



Up 26%  
Vs. Year Ago

### Active Inventory

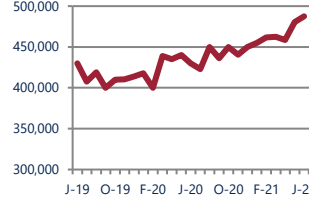
55



Down -4%  
Vs. Year Ago

### Median Sale Price

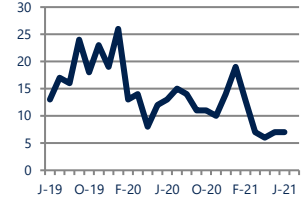
\$487,500



Up 13%  
Vs. Year Ago

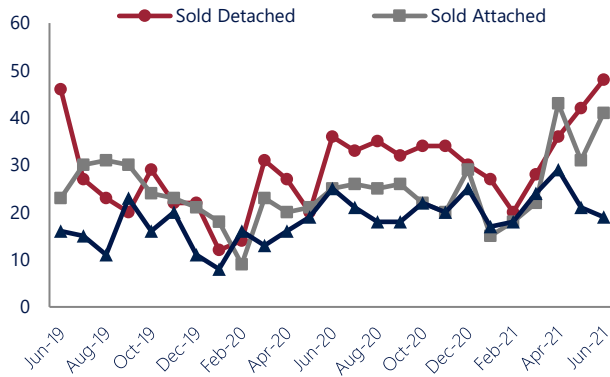
### Days On Market

7



Down -46%  
Vs. Year Ago

### Units Sold\*



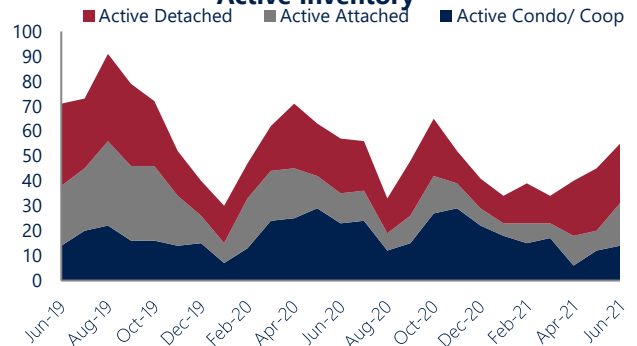
### Units Sold

There was an increase in total units sold in June, with 108 sold this month in Sterling and Dulles versus 94 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 26% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 4%. The total number of active inventory this June was 55 compared to 57 in June 2020. This month's total of 55 is higher than the previous month's total supply of available inventory of 45, an increase of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Sterling and Dulles Homes was \$430,000. This June, the median sale price was \$487,500, an increase of 13% or \$57,500 compared to last year. The current median sold price is 1% 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.

Sterling and Dulles are defined as properties listed in zip code/s 20164 and 20166.

\*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.





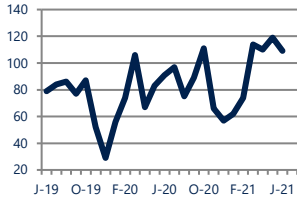
## Focus On: Sterling and Dulles Housing Market

June 2021

Zip Code(s): 20164 and 20166

### New Listings

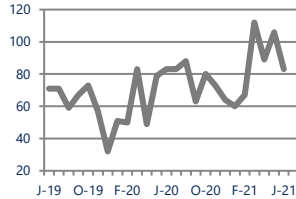
109



**Up 20%**  
Vs. Year Ago

### Current Contracts

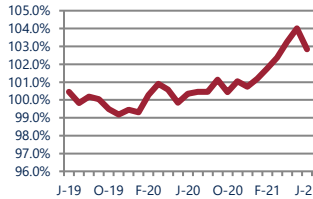
83



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

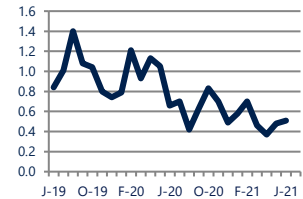
102.8%



**Up 2.5%**  
Vs. Year Ago

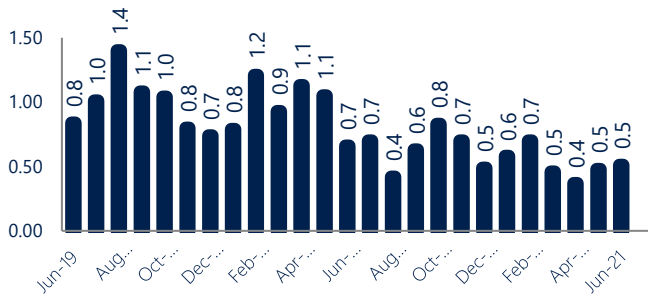
### Months of Supply

0.5



**Down -23%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

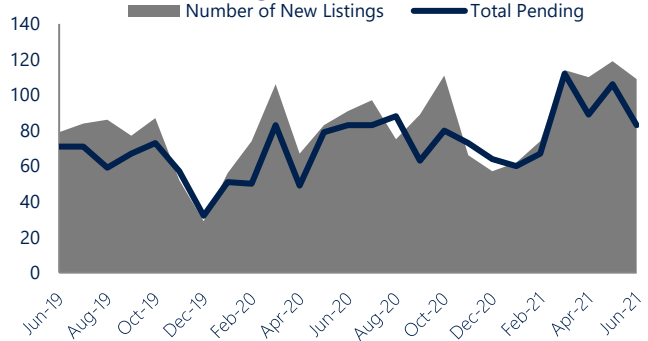
In June, there was 0.5 months of supply available in Sterling and Dulles, compared to 0.7 in June 2020. That is a decrease of 23% versus a year ago.

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.

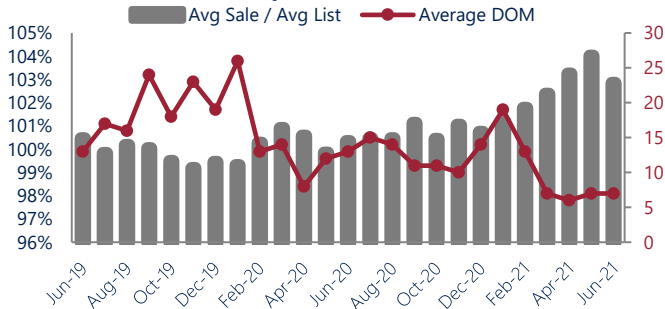
### New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Sterling and Dulles compared to 91 in June 2020, an increase of 20%. There were 83 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 22% lower than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Sterling and Dulles was 102.8% of the average list price, which is 2.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 13, a decrease of 46%.

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