



# The Long & Foster Market Minute™

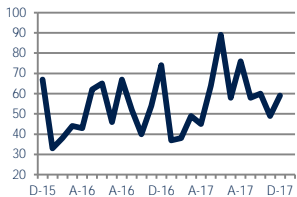
**Focus On:** Aldie, Stone Ridge, and Middleburg Housing Market

December 2017

Zip Code(s): 20105 and 20117

## Units Sold

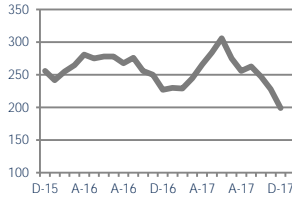
59



Down -20%  
Vs. Year Ago

## Active Inventory

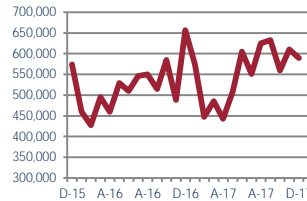
199



Down -12%  
Vs. Year Ago

## Median Sale Price

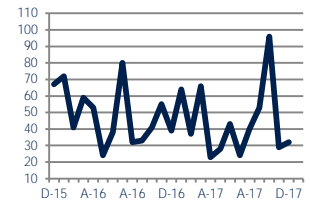
\$589,401



Down -10%  
Vs. Year Ago

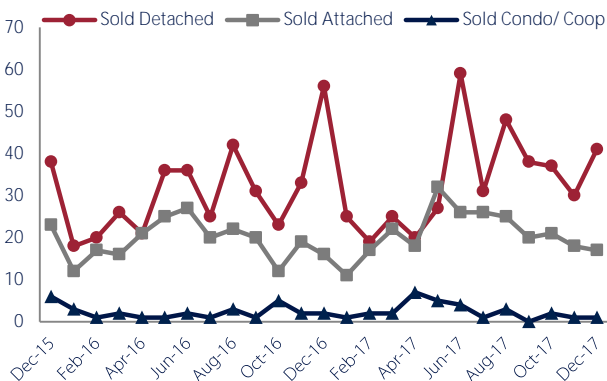
## Days On Market

32



Down -18%  
Vs. Year Ago

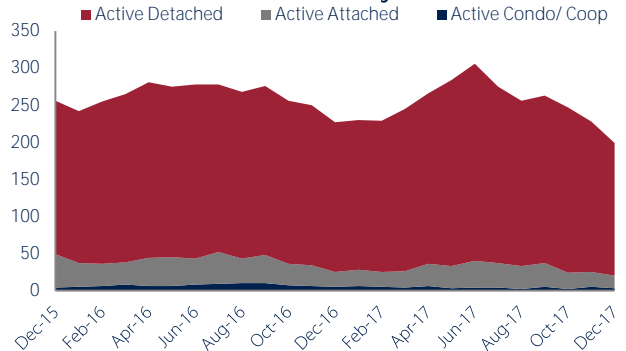
## Units Sold\*



## Units Sold

There was an increase in total units sold in December, with 59 sold this month in Aldie, Stone Ridge, and Middleburg versus 49 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 20% versus December 2016.

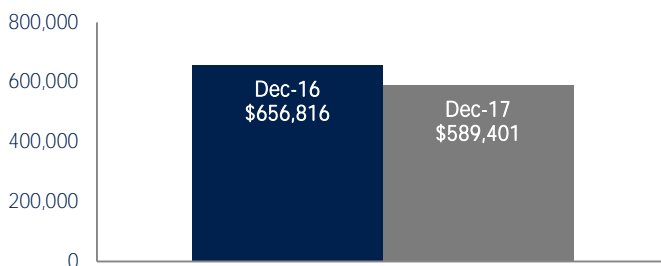
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 12%. The total number of active inventory this December was 199 compared to 227 in December 2016. This month's total of 199 is lower than the previous month's total supply of available inventory of 228, a decrease of 13%.

## Median Sale Price



## Median Sale Price

Last December, the median sale price for Aldie, Stone Ridge, and Middleburg Homes was \$656,816. This December, the median sale price was \$589,401, a decrease of 10% or \$67,415 compared to last year. The current median sold price is 3% lower than in November.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

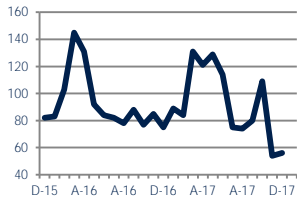




Zip Code(s): 20105 and 20117

### New Listings

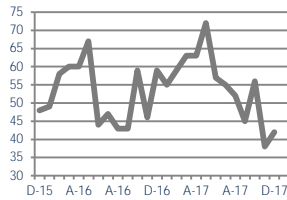
56



Down -25%  
Vs. Year Ago

### Current Contracts

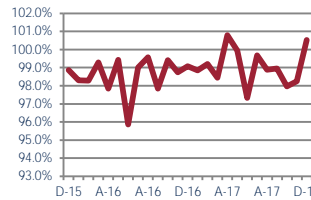
42



Down -29%  
Vs. Year Ago

### Sold Vs. List Price

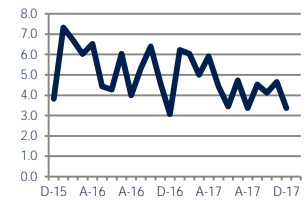
100.5%



Up 1.5%  
Vs. Year Ago

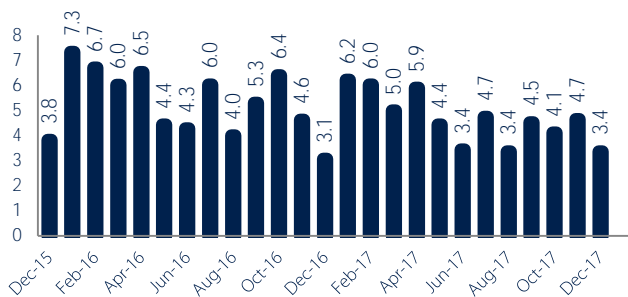
### Months of Supply

3.4



Up 10%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

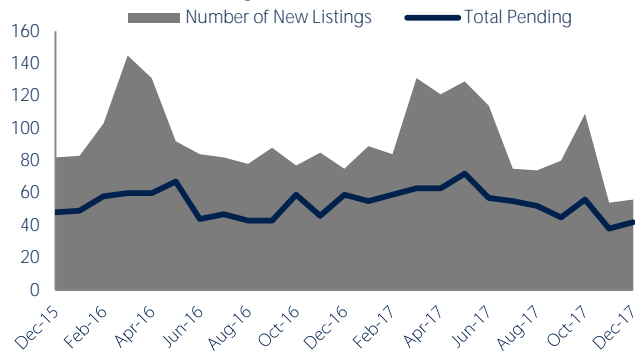
In December, there was 3.4 months of supply available in Aldie, Stone Ridge, and Middleburg, compared to 3.1 in December 2016. That is an increase of 10% versus a year ago.

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.

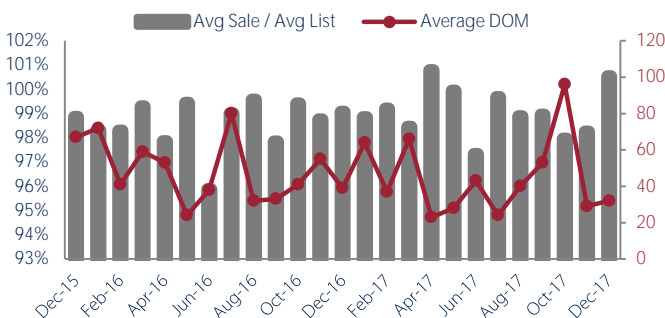
### New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Aldie, Stone Ridge, and Middleburg compared to 75 in December 2016, a decrease of 25%. There were 42 current contracts pending sale this December compared to 59 a year ago. The number of current contracts is 29% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Aldie, Stone Ridge, and Middleburg was 100.5% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 39, a decrease of 18%.



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