

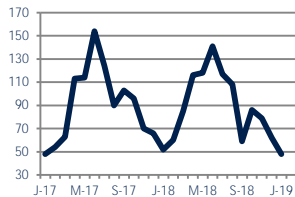
## Focus On: Ashburn Housing Market

January 2019

Zip Code(s): 20147 and 20146

### Units Sold

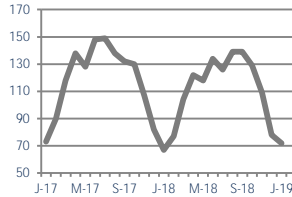
48



Down -8%  
Vs. Year Ago

### Active Inventory

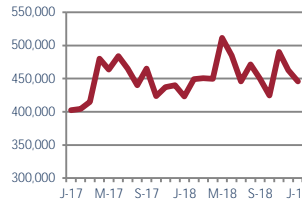
72



Up 7%  
Vs. Year Ago

### Median Sale Price

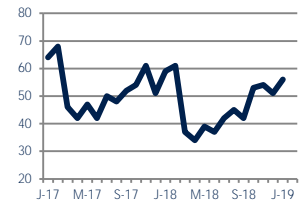
\$445,872



Up 5%  
Vs. Year Ago

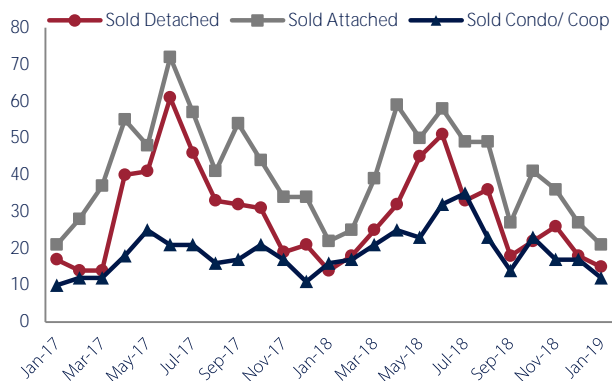
### Days On Market

56



Down -5%  
Vs. Year Ago

### Units Sold\*



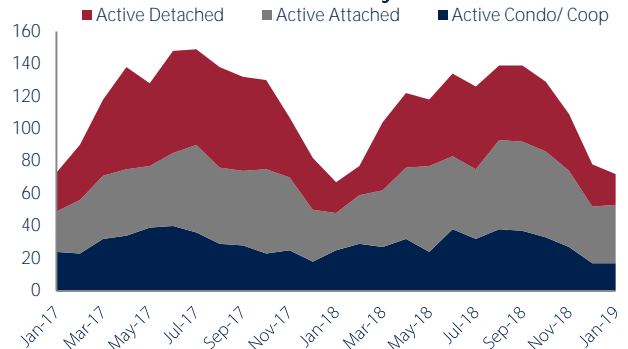
### Units Sold

There was a decrease in total units sold in January, with 48 sold this month in Ashburn versus 62 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 8% versus January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 7%. The total number of active inventory this January was 72 compared to 67 in January 2018. This month's total of 72 is lower than the previous month's total supply of available inventory of 78, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Ashburn Homes was \$423,400. This January, the median sale price was \$445,872, an increase of 5% or \$22,472 compared to last year. The current median sold price is 4% lower than in December.

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

Ashburn are defined as properties listed in zip code/s 20147 and 20146.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





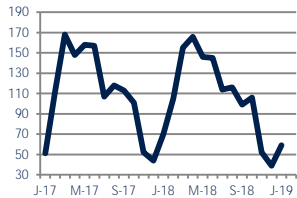
## Focus On: Ashburn Housing Market

January 2019

Zip Code(s): 20147 and 20146

### New Listings

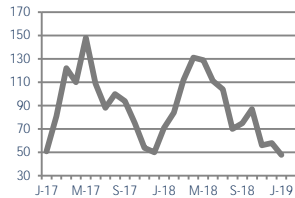
59



Down -16%  
Vs. Year Ago

### Current Contracts

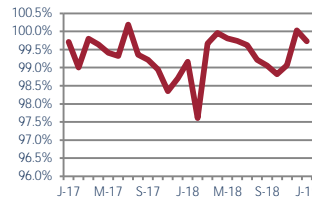
48



Down -32%  
Vs. Year Ago

### Sold Vs. List Price

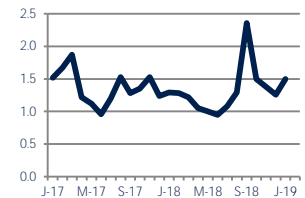
99.7%



Up 0.6%  
Vs. Year Ago

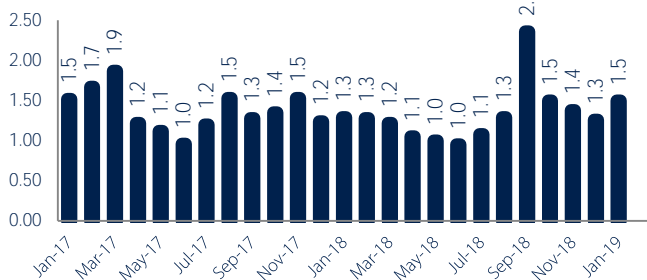
### Months of Supply

1.5



Up 16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

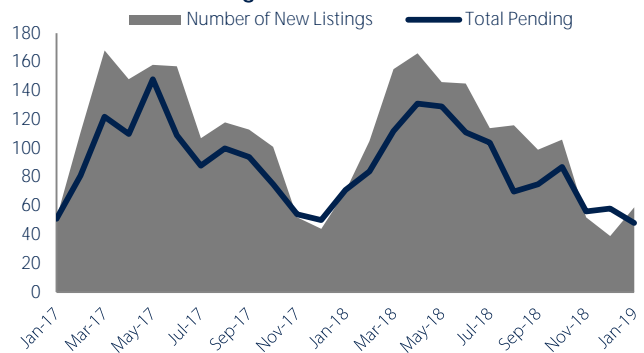
In January, there was 1.5 months of supply available in Ashburn, compared to 1.3 in January 2018. That is an increase of 16% versus a year ago.

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.

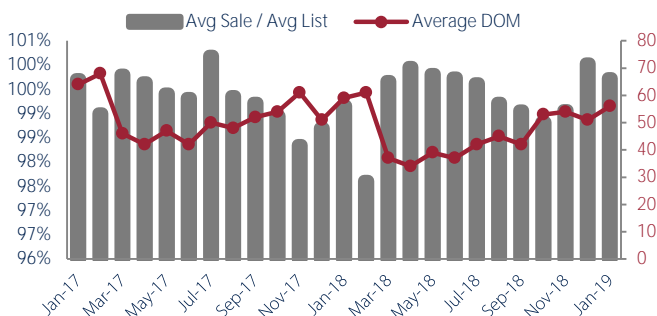
### New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Ashburn compared to 70 in January 2018, a decrease of 16%. There were 48 current contracts pending sale this January compared to 71 a year ago. The number of current contracts is 32% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Ashburn was 99.7% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 59, a decrease of 5%.



Ashburn are defined as properties listed in zip code/s 20147 and 20146.

\*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.

