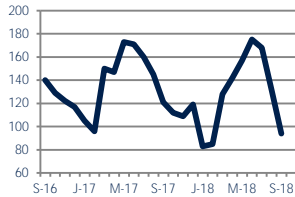


Zip Code(s): 20175 and 20176

Units Sold

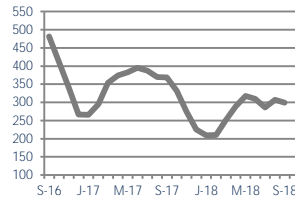
94



Down -22%
Vs. Year Ago

Active Inventory

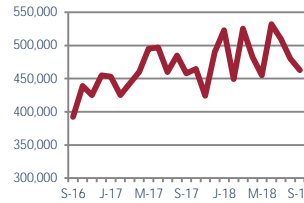
299



Down -19%
Vs. Year Ago

Median Sale Price

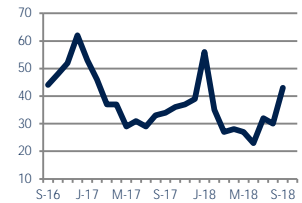
\$462,500



Up 1%
Vs. Year Ago

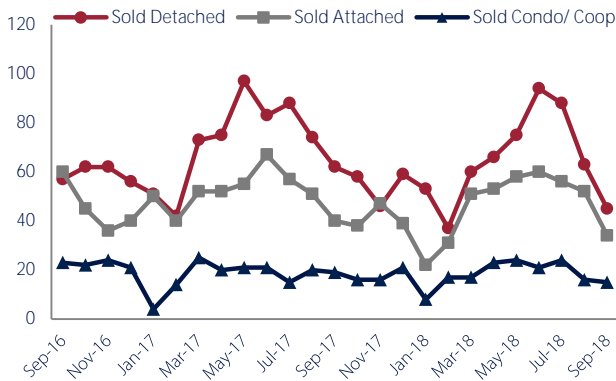
Days On Market

43



Up 26%
Vs. Year Ago

Units Sold*



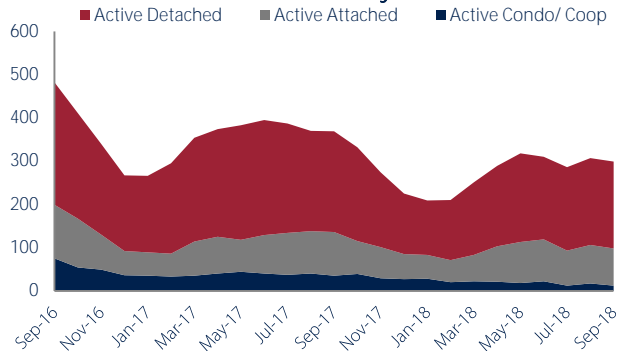
Units Sold

There was a decrease in total units sold in September, with 94 sold this month in Leesburg versus 131 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 22% versus September 2017.

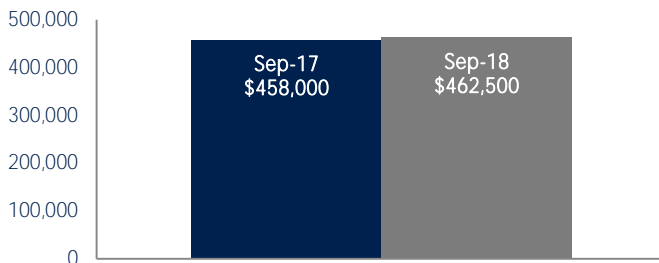
Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 19%. The total number of active inventory this September was 299 compared to 369 in September 2017. This month's total of 299 is lower than the previous month's total supply of available inventory of 307, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Leesburg Homes was \$458,000. This September, the median sale price was \$462,500, an increase of 1% or \$4,500 compared to last year. The current median sold price is 4% lower than in August.

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

Leesburg are defined as properties listed in zip code/s 20175 and 20176.

*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



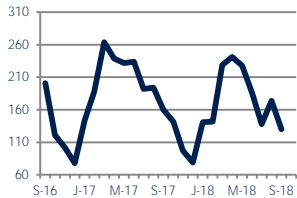
Focus On: Leesburg Housing Market

September 2018

Zip Code(s): 20175 and 20176

New Listings

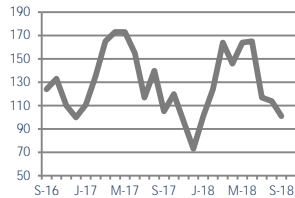
130



Down -19%
Vs. Year Ago

Current Contracts

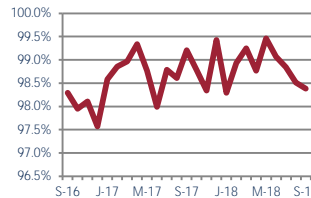
101



Down -4%
Vs. Year Ago

Sold Vs. List Price

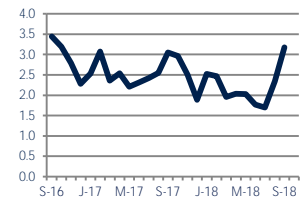
98.4%



Down -0.8%
Vs. Year Ago

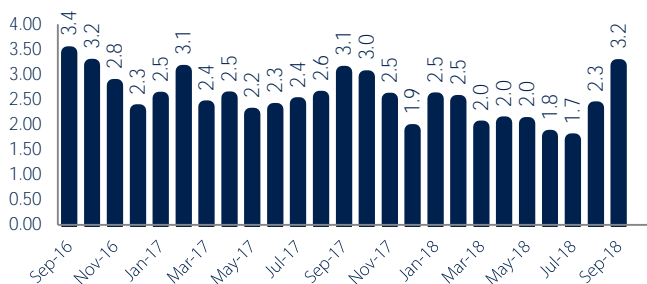
Months of Supply

3.2



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

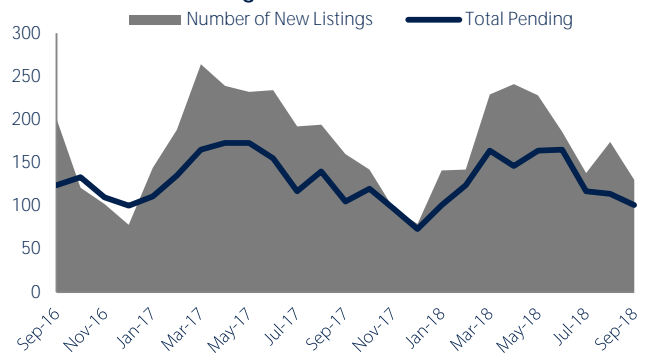
In September, there was 3.2 months of supply available in Leesburg, compared to 3.0 in September 2017. That is an increase of 4% versus a year ago.

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.

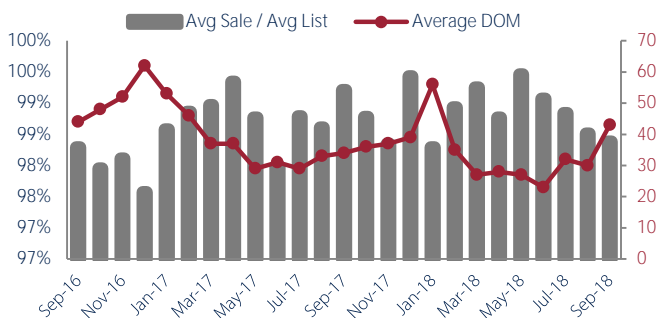
New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Leesburg compared to 160 in September 2017, a decrease of 19%. There were 101 current contracts pending sale this September compared to 105 a year ago. The number of current contracts is 4% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Leesburg was 98.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 34, an increase of 26%.



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