

THE LONG & FOSTER MARKET MINUTE™

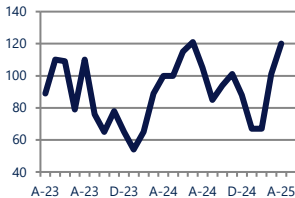
FOCUS ON: **LEESBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 20175 and 20176

Units Sold

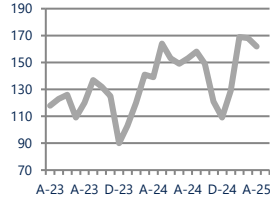
120



Up 20%
Vs. Year Ago

Active Inventory

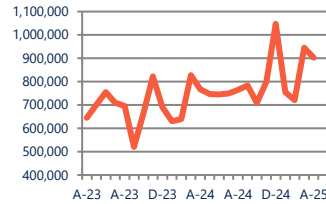
162



Up 17%
Vs. Year Ago

Median Sale Price

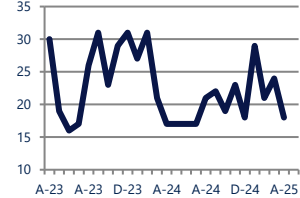
\$903,000



Up 18%
Vs. Year Ago

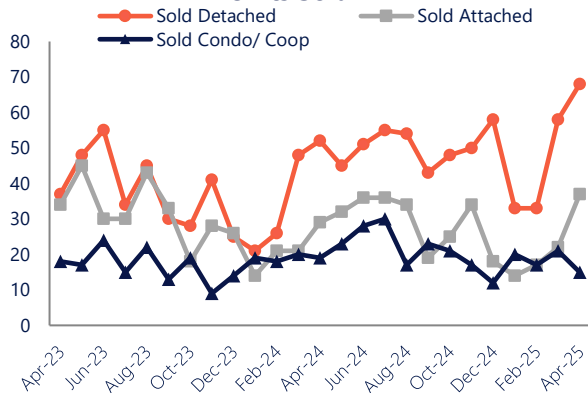
Days On Market

18



Up 6%
Vs. Year Ago

Units Sold*



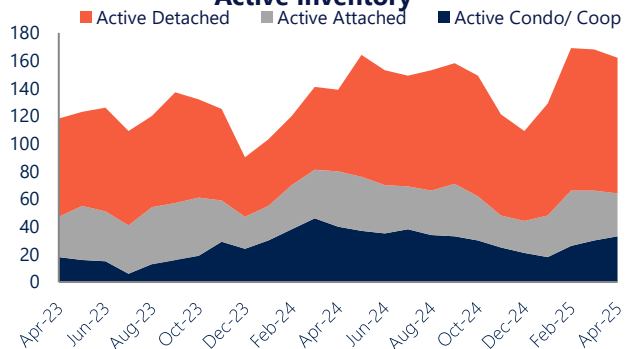
Units Sold

There was an increase in total units sold in April, with 120 sold this month in Leesburg versus 101 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 20% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 17%. The total number of active inventory this April was 162 compared to 139 in April 2024. This month's total of 162 is lower than the previous month's total supply of available inventory of 168, a decrease of 4%.

Active Inventory*

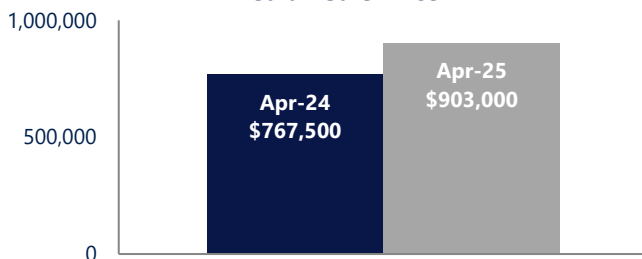


Median Sale Price

Last April, the median sale price for Leesburg Homes was \$767,500. This April, the median sale price was \$903,000, an increase of 18% or \$135,500 compared to last year. The current median sold price is 4% lower than in March.

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

Median Sale Price



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 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.

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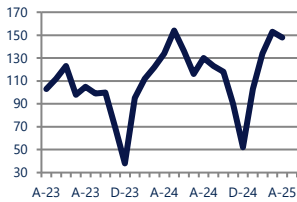
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APRIL 2025

Zip Code(s): 20175 and 20176

New Listings

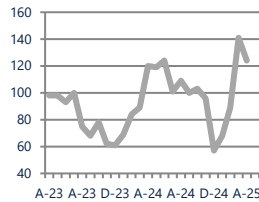
148



Up 10%
Vs. Year Ago

Current Contracts

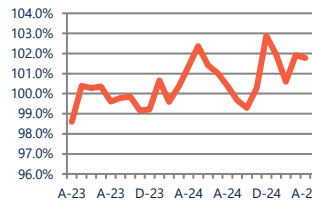
124



Up 3%
Vs. Year Ago

Sold Vs. List Price

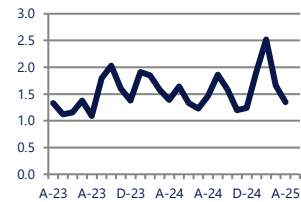
101.8%



No Change
Vs. Year Ago

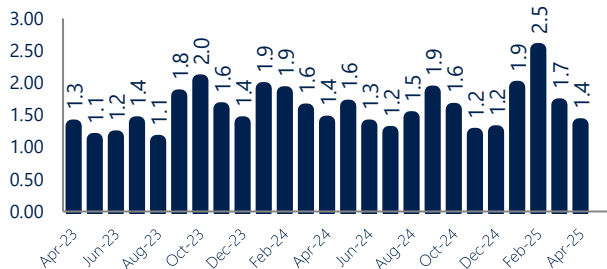
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

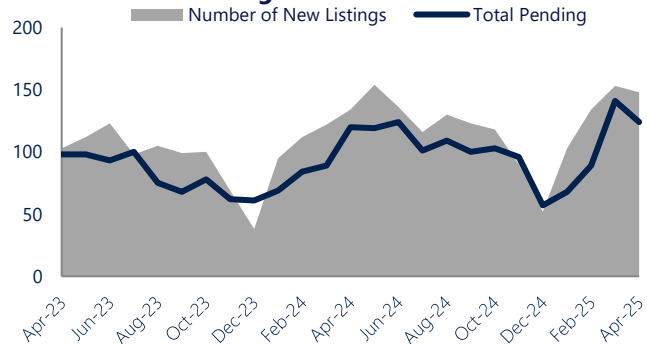
In April, there was 1.4 months of supply available in Leesburg. The amount of supply is similar compared to a year ago.

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.

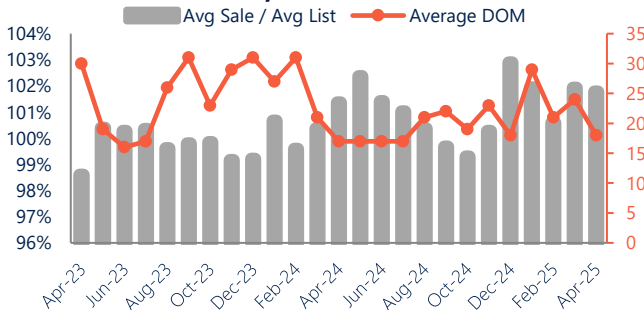
New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Leesburg compared to 134 in April 2024, an increase of 10%. There were 124 current contracts pending sale this April compared to 120 a year ago. The number of current contracts is 3% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Leesburg was 101.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 17, an increase of 6%.

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