

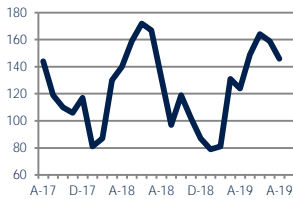
Focus On: Leesburg Housing Market

August 2019

Zip Code(s): 20175 and 20176

Units Sold

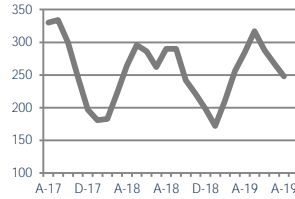
146



Up 11%
Vs. Year Ago

Active Inventory

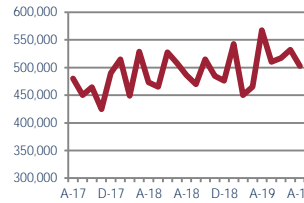
248



Down -14%
Vs. Year Ago

Median Sale Price

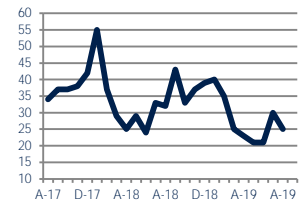
\$502,500



Up 3%
Vs. Year Ago

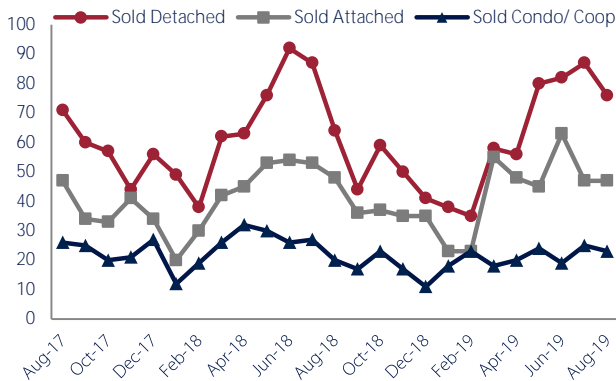
Days On Market

25



Down -22%
Vs. Year Ago

Units Sold*



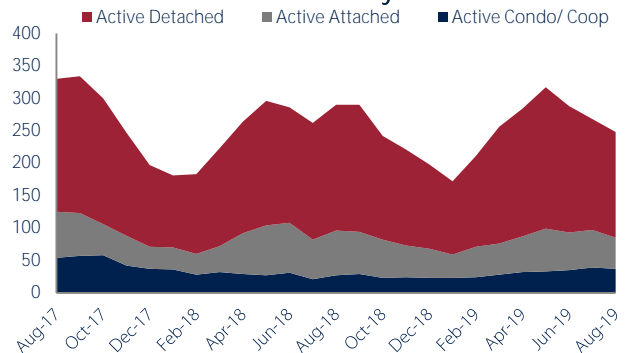
Units Sold

There was a decrease in total units sold in August, with 146 sold this month in Leesburg versus 159 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 11% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 14%. The total number of active inventory this August was 248 compared to 290 in August 2018. This month's total of 248 is lower than the previous month's total supply of available inventory of 268, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Leesburg Homes was \$486,500. This August, the median sale price was \$502,500, an increase of 3% or \$16,000 compared to last year. The current median sold price is 6% lower than in July.

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 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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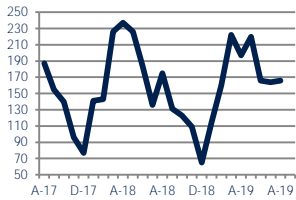
Focus On: Leesburg Housing Market

August 2019

Zip Code(s): 20175 and 20176

New Listings

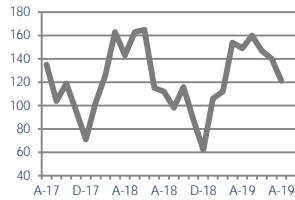
166



Down -5%
Vs. Year Ago

Current Contracts

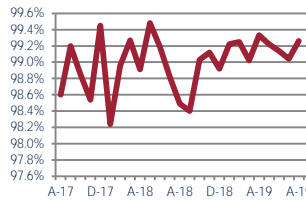
121



Up 8%
Vs. Year Ago

Sold Vs. List Price

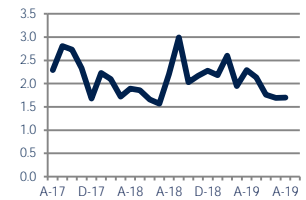
99.3%



Up 0.8%
Vs. Year Ago

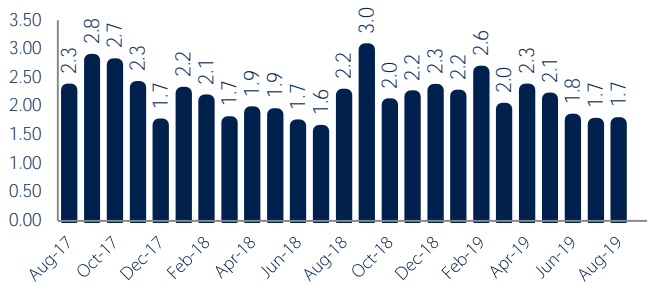
Months of Supply

1.7



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

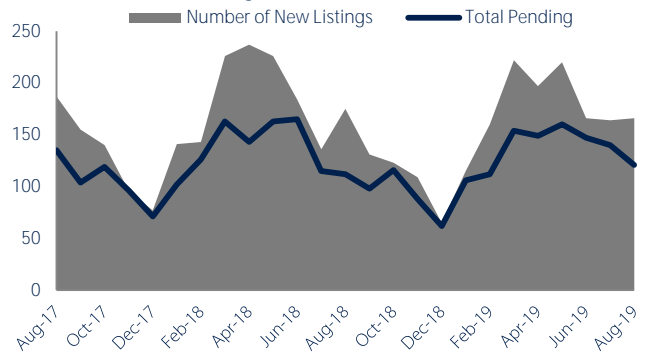
In August, there was 1.7 months of supply available in Leesburg, compared to 2.2 in August 2018. That is a decrease of 23% versus a year ago.

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.

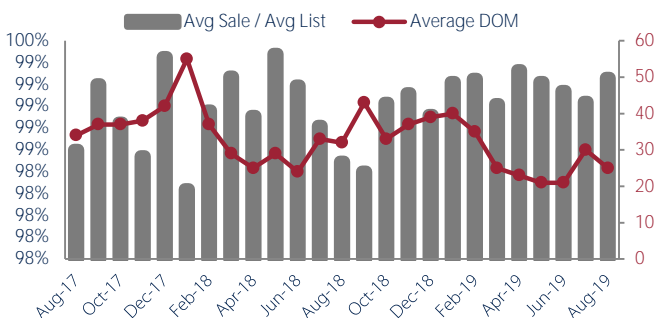
New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Leesburg compared to 175 in August 2018, a decrease of 5%. There were 121 current contracts pending sale this August compared to 112 a year ago. The number of current contracts is 8% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Leesburg was 99.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 32, a decrease of 22%.



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