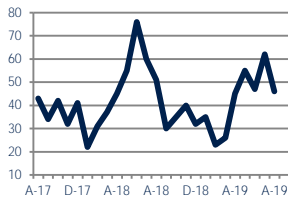


Zip Code(s): 22079 and 22060

Units Sold

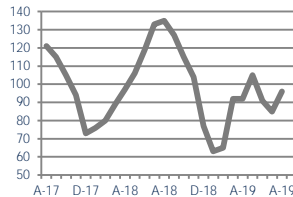
46



Down -10%
Vs. Year Ago

Active Inventory

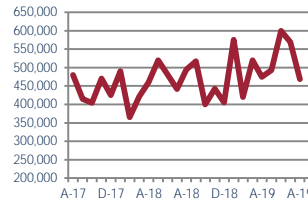
96



Down -29%
Vs. Year Ago

Median Sale Price

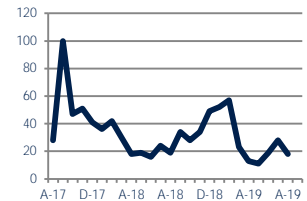
\$468,500



Down -5%
Vs. Year Ago

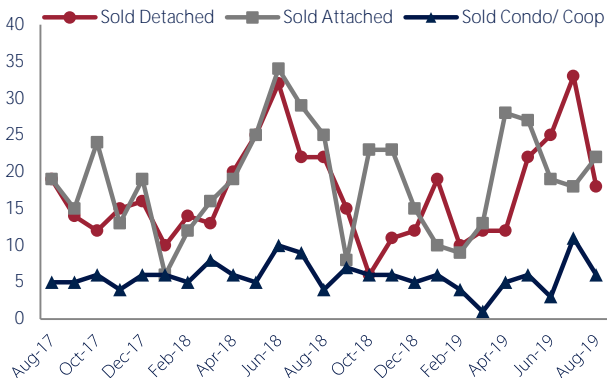
Days On Market

18



Down -5%
Vs. Year Ago

Units Sold*



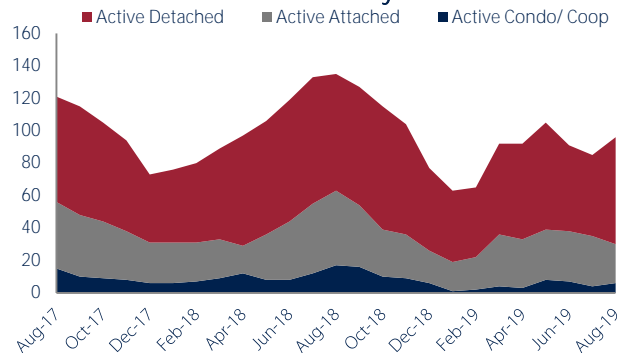
Units Sold

There was a decrease in total units sold in August, with 46 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 62 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 10% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 29%. The total number of active inventory this August was 96 compared to 135 in August 2018. This month's total of 96 is higher than the previous month's total supply of available inventory of 85, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$495,000. This August, the median sale price was \$468,500, a decrease of 5% or \$26,500 compared to last year. The current median sold price is 18% 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.

Lorton, Mason Neck, and Fort Belvoir are defined as properties listed in zip code/s 22079 and 22060.

*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.



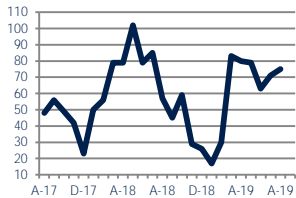
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22079 and 22060

New Listings

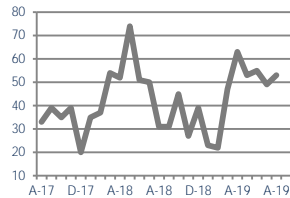
75



Up 32%
Vs. Year Ago

Current Contracts

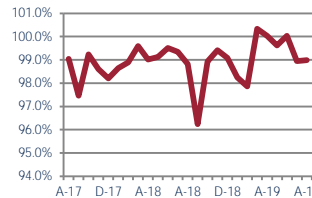
53



Up 71%
Vs. Year Ago

Sold Vs. List Price

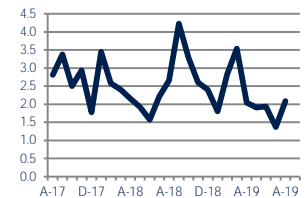
99.0%



No Change
Vs. Year Ago

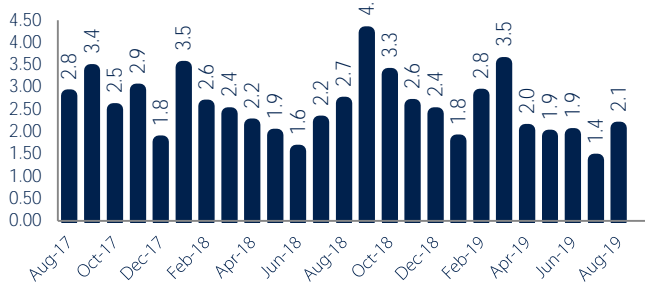
Months of Supply

2.1



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

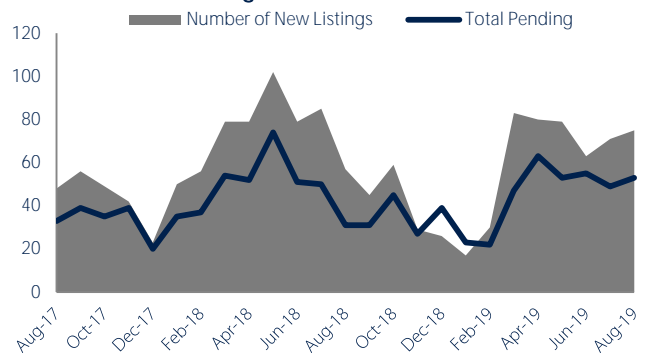
In August, there was 2.1 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 2.6 in August 2018. That is a decrease of 21% versus a year ago.

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.

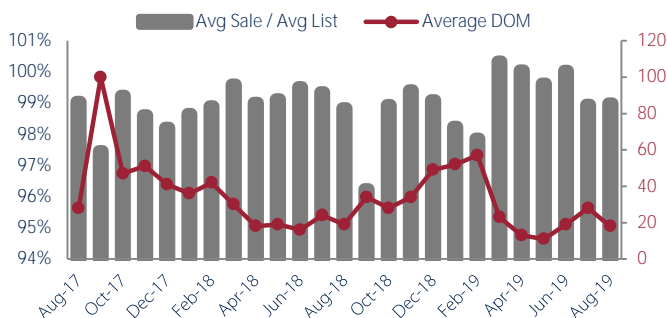
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 57 in August 2018, an increase of 32%. There were 53 current contracts pending sale this August compared to 31 a year ago. The number of current contracts is 71% 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 Lorton, Mason Neck, and Fort Belvoir was 99.0% 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, lower than the average last year, which was 19, a decrease of 5%.



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