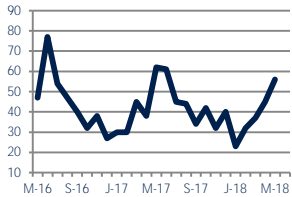


Zip Code(s): 22079 and 22060

Units Sold

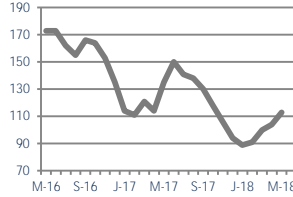
56



Down -10%
Vs. Year Ago

Active Inventory

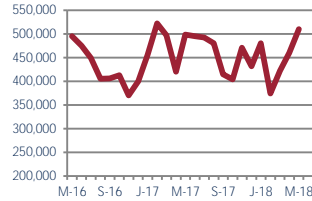
113



Down -16%
Vs. Year Ago

Median Sale Price

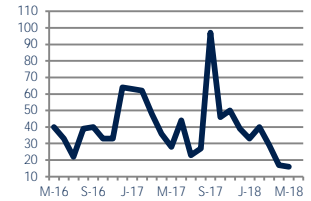
\$509,700



Up 2%
Vs. Year Ago

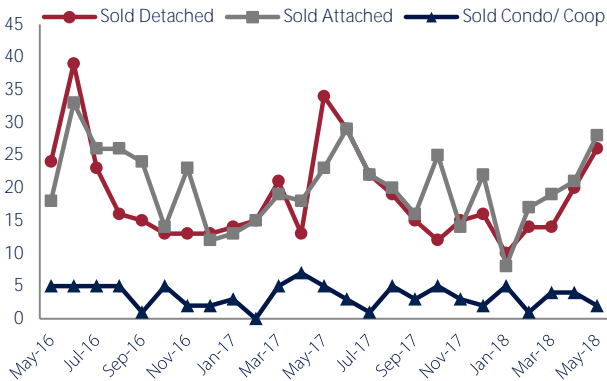
Days On Market

16



Down -43%
Vs. Year Ago

Units Sold*



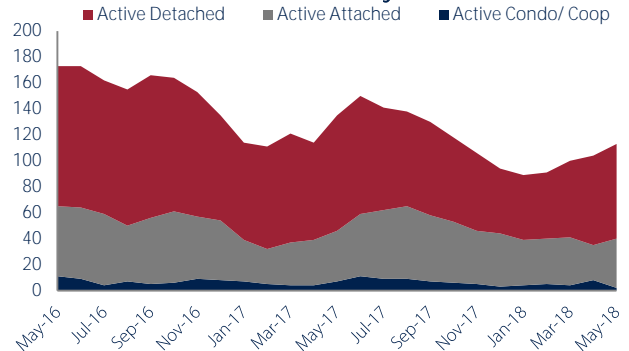
Units Sold

There was an increase in total units sold in May, with 56 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 45 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 10% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 16%. The total number of active inventory this May was 113 compared to 135 in May 2017. This month's total of 113 is higher than the previous month's total supply of available inventory of 104, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$498,500. This May, the median sale price was \$509,700, an increase of 2% or \$11,200 compared to last year. The current median sold price is 11% higher than in April.

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 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.



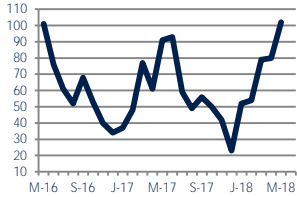
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22079 and 22060

New Listings

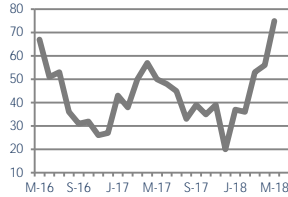
102



Up 12%
Vs. Year Ago

Current Contracts

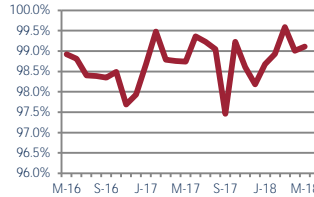
75



Up 50%
Vs. Year Ago

Sold Vs. List Price

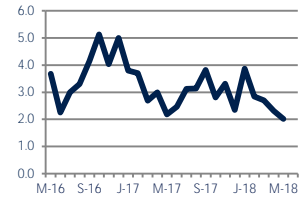
99.1%



No Change
Vs. Year Ago

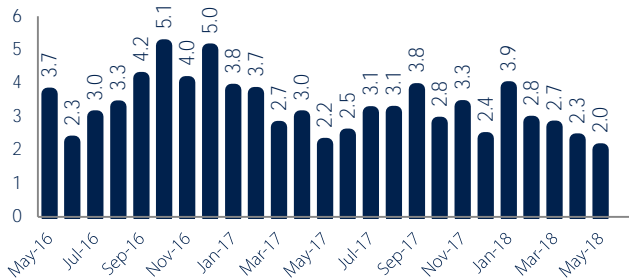
Months of Supply

2.0



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

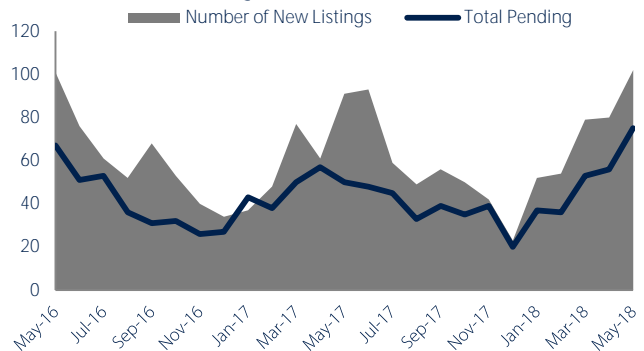
In May, there was 2.0 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 2.2 in May 2017. That is a decrease of 7% versus a year ago.

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.

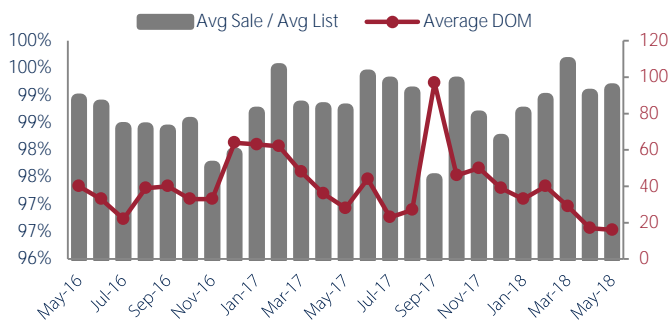
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 91 in May 2017, an increase of 12%. There were 75 current contracts pending sale this May compared to 50 a year ago. The number of current contracts is 50% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Lorton, Mason Neck, and Fort Belvoir was 99.1% 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 16, lower than the average last year, which was 28, a decrease of 43%.



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