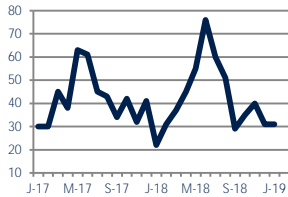


Zip Code(s): 22079 and 22060

Units Sold

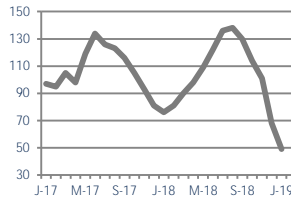
31



Up 41%
Vs. Year Ago

Active Inventory

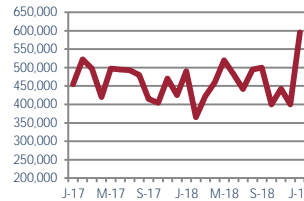
49



Down -36%
Vs. Year Ago

Median Sale Price

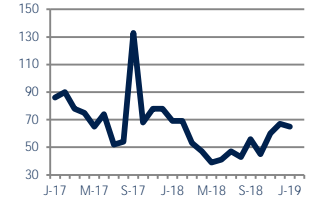
\$595,000



Up
Vs. Year Ago

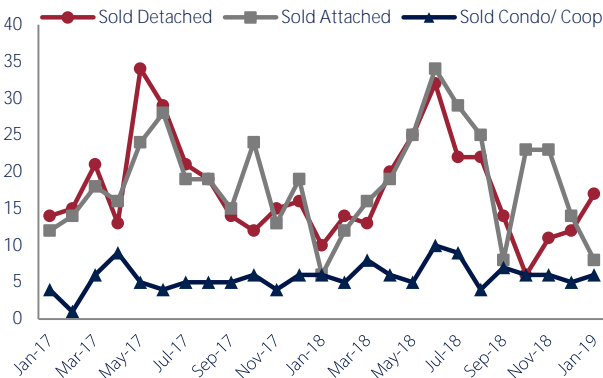
Days On Market

65



Down -6%
Vs. Year Ago

Units Sold*



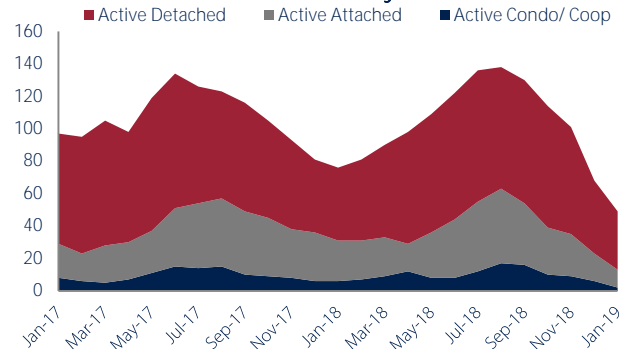
Units Sold

The number of units sold remained stable in January, with 31 sold this month in Lorton, Mason Neck, and Fort Belvoir. This month's total units sold was higher than at this time last year, an increase of 41% versus January 2018.

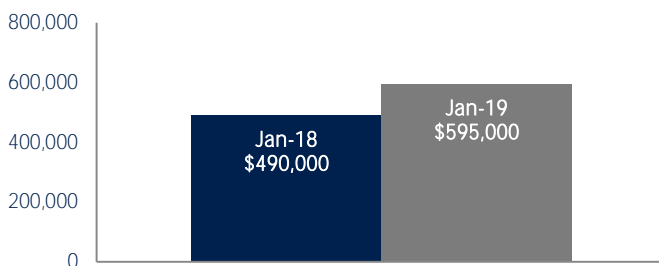
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 36%. The total number of active inventory this January was 49 compared to 76 in January 2018. This month's total of 49 is lower than the previous month's total supply of available inventory of 68, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$490,000. This January, the median sale price was \$595,000, an increase of \$105,000 compared to last year. The current median sold price is higher than in December. 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.



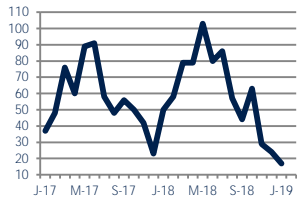
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 22079 and 22060

New Listings

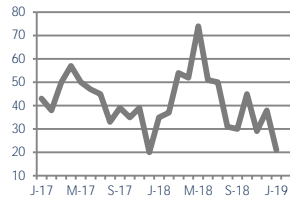
17



Down -66%
Vs. Year Ago

Current Contracts

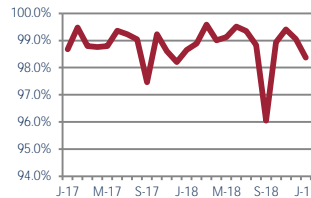
21



Down -40%
Vs. Year Ago

Sold Vs. List Price

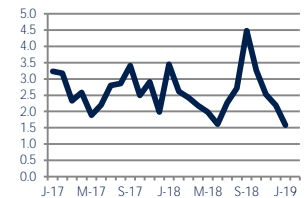
98.4%



No Change
Vs. Year Ago

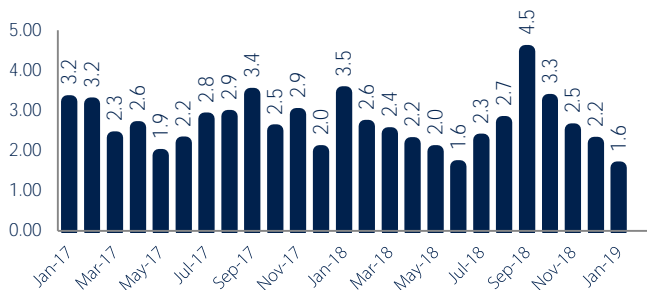
Months of Supply

1.6



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

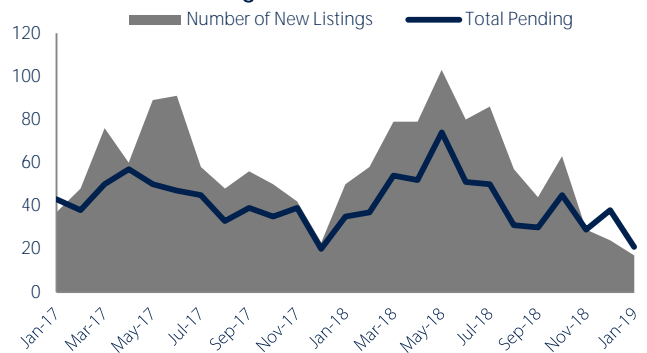
In January, there was 1.6 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 3.5 in January 2018. That is a decrease of 54% versus a year ago.

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.

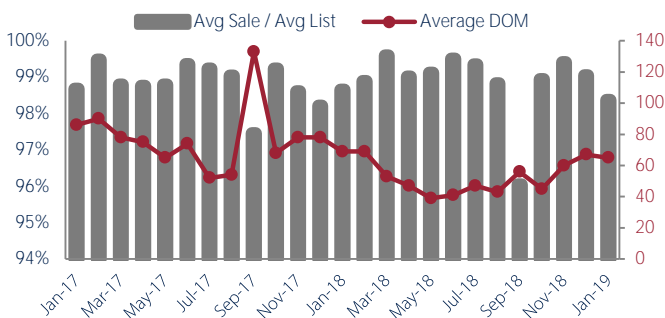
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 50 in January 2018, a decrease of 66%. There were 21 current contracts pending sale this January compared to 35 a year ago. The number of current contracts is 40% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Lorton, Mason Neck, and Fort Belvoir was 98.4% 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 65, lower than the average last year, which was 69, a decrease of 6%.



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