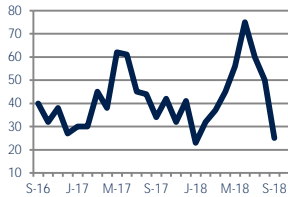


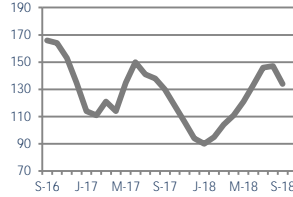
Zip Code(s): 22079 and 22060

Units Sold
25



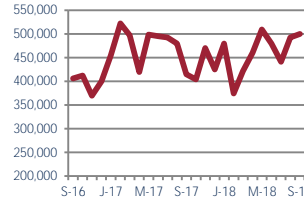
Down
Vs. Year Ago

Active Inventory
134



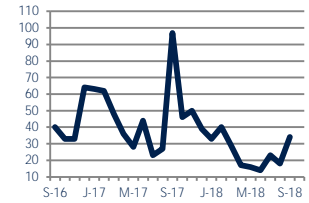
Up 3%
Vs. Year Ago

Median Sale Price
\$499,950



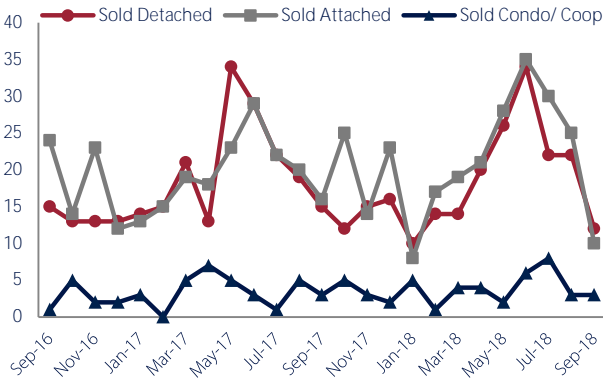
Up 20%
Vs. Year Ago

Days On Market
34



Down
Vs. Year Ago

Units Sold*



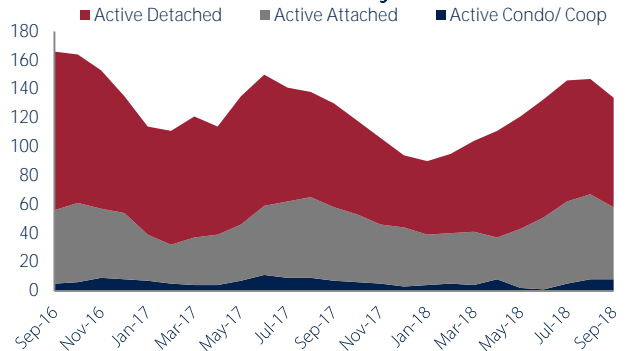
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 25 sold this month in Lorton, Mason Neck, and Fort Belvoir. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 3%. The total number of active inventory this September was 134 compared to 130 in September 2017. This month's total of 134 is lower than the previous month's total supply of available inventory of 147, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$415,000. This September, the median sale price was \$499,950, an increase of 20% or \$84,950 compared to last year. The current median sold price is 2% higher than in August.

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.



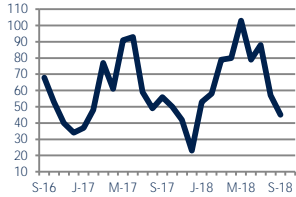
Focus On: Lorton, Mason Neck, and Fort Belvoir Housing Market

September 2018

Zip Code(s): 22079 and 22060

New Listings

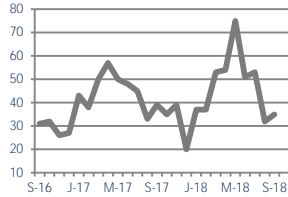
45



Down -20%
Vs. Year Ago

Current Contracts

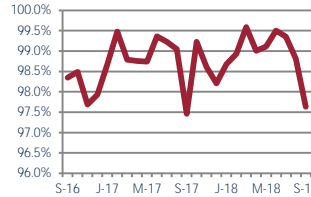
35



Down -10%
Vs. Year Ago

Sold Vs. List Price

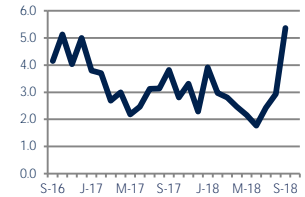
97.6%



No Change
Vs. Year Ago

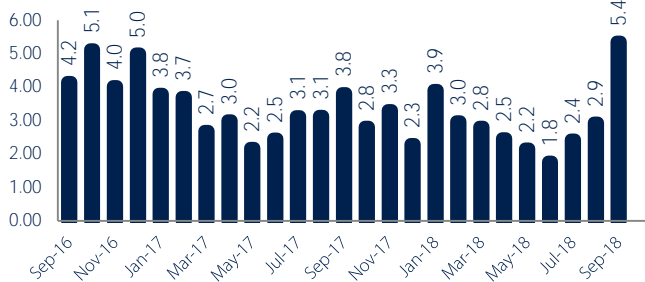
Months of Supply

5.4



Up 40%
Vs. Year Ago

Months Of Supply



Months of Supply

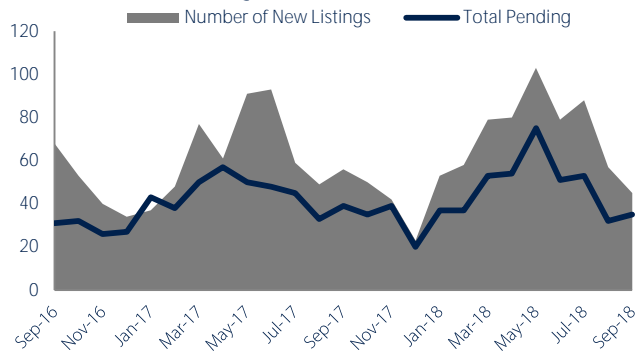
In September, there was 5.4 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 3.8 in September 2017. That is an increase of 40% versus a year ago.

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.

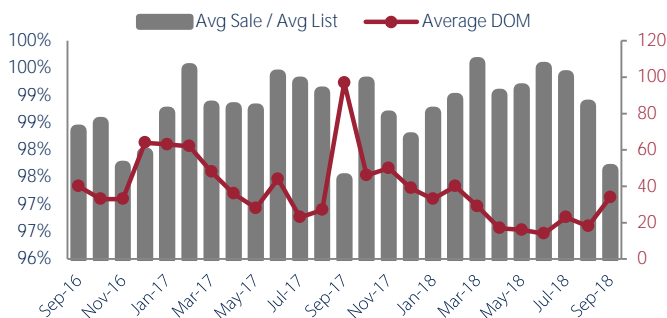
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 56 in September 2017, a decrease of 20%. There were 35 current contracts pending sale this September compared to 39 a year ago. The number of current contracts is 10% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Lorton, Mason Neck, and Fort Belvoir was 97.6% 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 34, lower than the average last year, which was 97. This decrease was impacted by the limited number of sales.



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