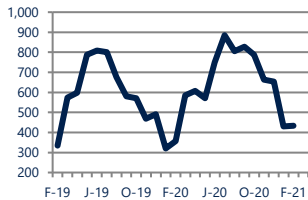




Units Sold

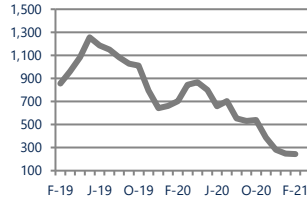
434



Up 22%
Vs. Year Ago

Active Inventory

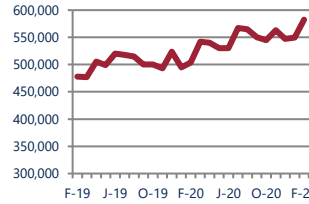
244



Down -65%
Vs. Year Ago

Median Sale Price

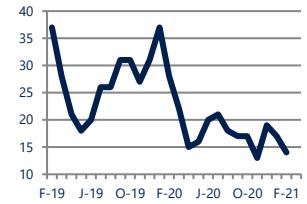
\$582,550



Up 16%
Vs. Year Ago

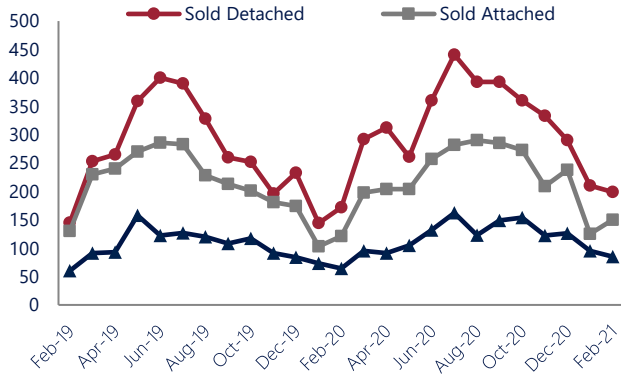
Days On Market

14



Down -50%
Vs. Year Ago

Units Sold*



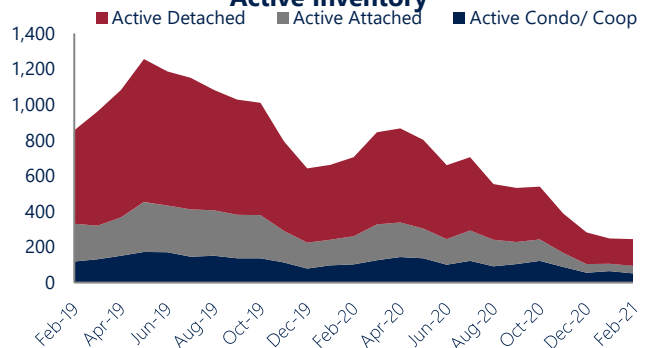
Units Sold

There was an increase in total units sold in February, with 434 sold this month in Loudoun County versus 430 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 22% versus February 2020.

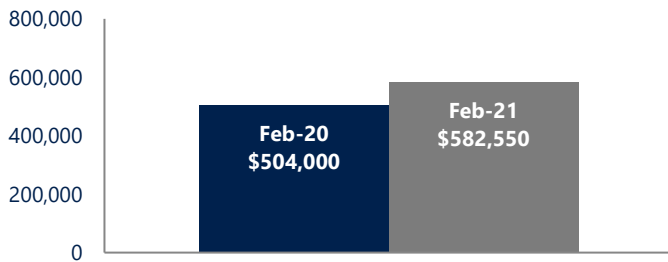
Active Inventory

Versus last year, the total number of homes available this month is lower by 460 units or 65%. The total number of active inventory this February was 244 compared to 704 in February 2020. This month's total of 244 is lower than the previous month's total supply of available inventory of 247, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Loudoun County Homes was \$504,000. This February, the median sale price was \$582,550, an increase of 16% or \$78,550 compared to last year. The current median sold price is 6% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



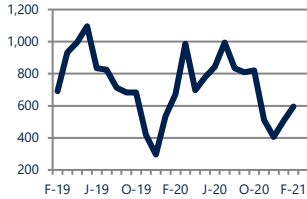
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

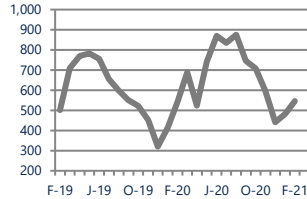
595



Down -11%
Vs. Year Ago

Current Contracts

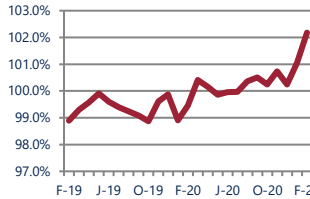
545



Up 1%
Vs. Year Ago

Sold Vs. List Price

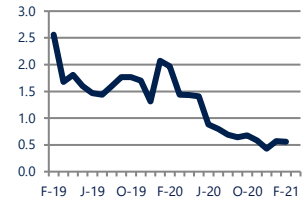
102.2%



Up 2.7%
Vs. Year Ago

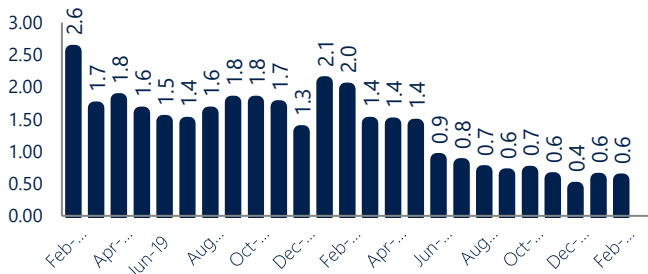
Months of Supply

0.6



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

In February, there was 0.6 months of supply available in Loudoun County, compared to 2.0 in February 2020. That is a decrease of 71% versus a year ago.

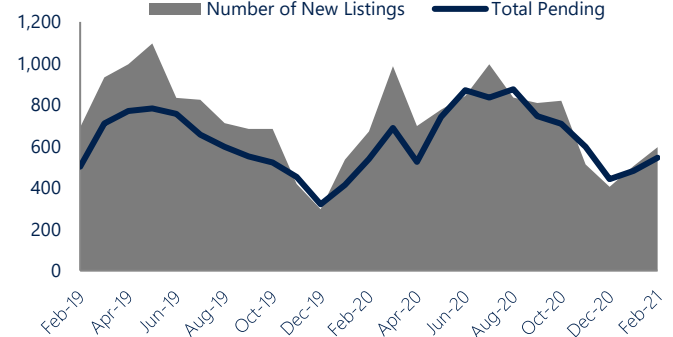
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

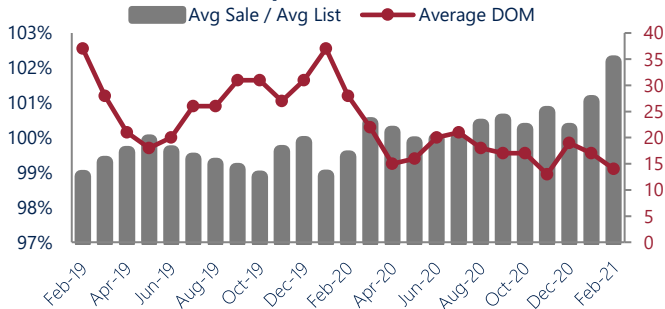
This month there were 595 homes newly listed for sale in Loudoun County compared to 671 in February 2020, a decrease of 11%.

There were 545 current contracts pending sale this February compared to 539 a year ago. The number of current contracts is 1% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Loudoun County was 102.2% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 28, a decrease of 50%.



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