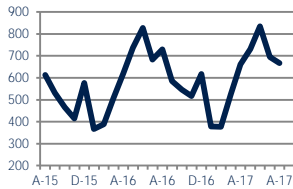
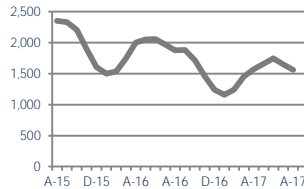


**Units Sold**  
667



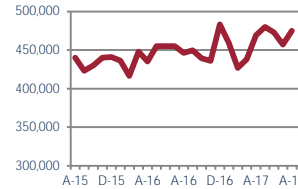
Down -9%  
Vs. Year Ago

**Active Inventory**  
1,562



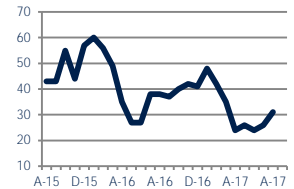
Down -17%  
Vs. Year Ago

**Median Sale Price**  
\$475,000



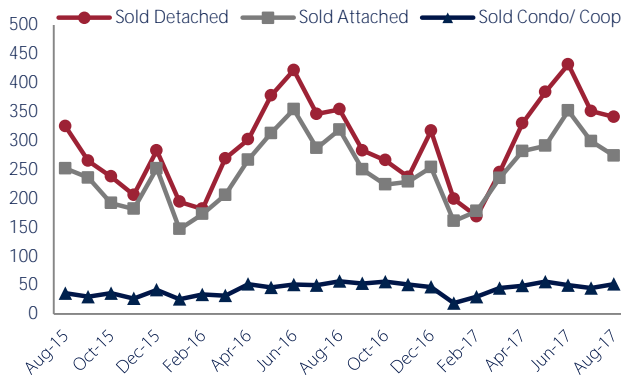
Up 6%  
Vs. Year Ago

**Days On Market**  
31



Down -18%  
Vs. Year Ago

**Units Sold\***



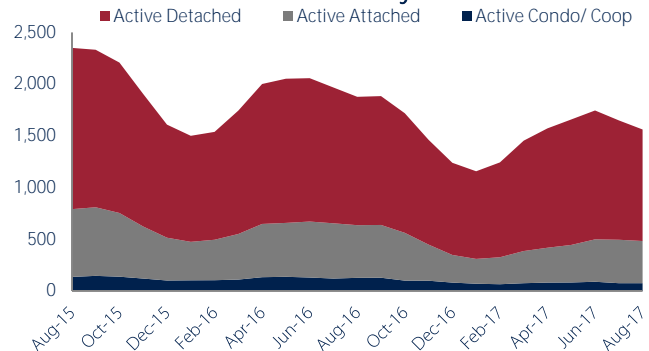
**Units Sold**

There was a decrease in total units sold in August, with 667 sold this month in Loudoun County versus 695 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 9% versus August 2016.

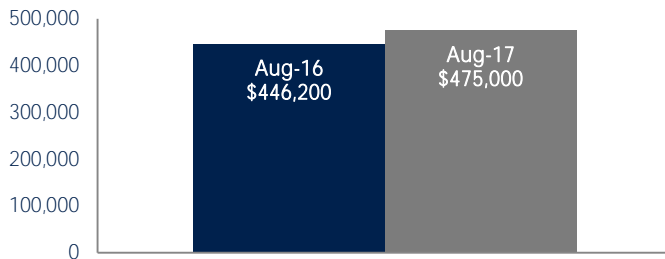
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 316 units or 17%. The total number of active inventory this August was 1,562 compared to 1,878 in August 2016. This month's total of 1,562 is lower than the previous month's total supply of available inventory of 1,650, a decrease of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

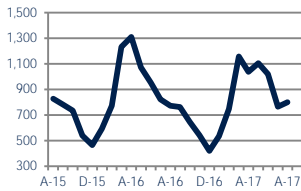
Last August, the median sale price for Loudoun County Homes was \$446,200. This August, the median sale price was \$475,000, an increase of 6% or \$28,800 compared to last year. The current median sold price is 4% higher than in July.

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



### New Listings

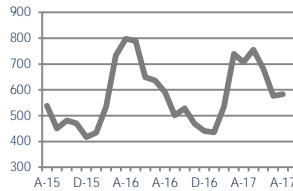
800



Up 4%  
Vs. Year Ago

### Current Contracts

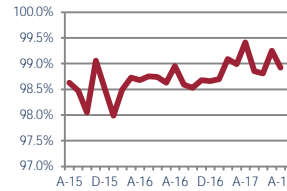
583



Down -1%  
Vs. Year Ago

### Sold Vs. List Price

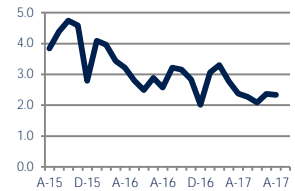
98.9%



No Change  
Vs. Year Ago

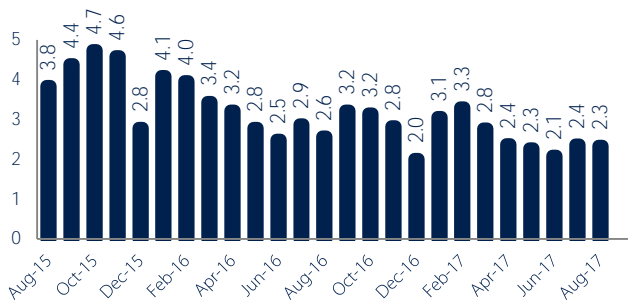
### Months of Supply

2.3



Down -9%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

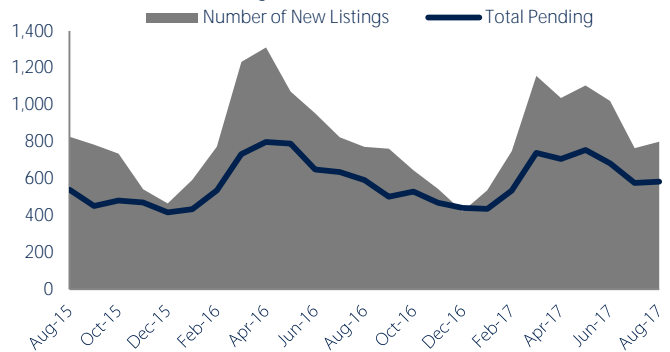
In August, there was 2.3 months of supply available in Loudoun County, compared to 2.6 in August 2016. That is a decrease of 9% versus a year ago.

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.

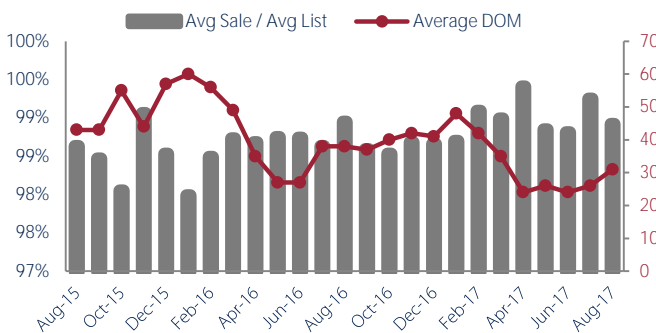
### New Listings & Current Contracts

This month there were 800 homes newly listed for sale in Loudoun County compared to 772 in August 2016, an increase of 4%. There were 583 current contracts pending sale this August compared to 591 a year ago. The number of current contracts is 1% lower 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 Loudoun County was 98.9% 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 31, lower than the average last year, which was 38, a decrease of 18%.