

THE LONG & FOSTER MARKET MINUTE™

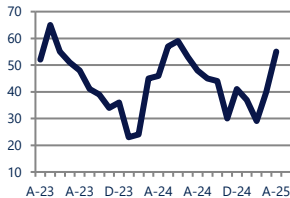
FOCUS ON: **PURCELLVILLE, LOVETTSVILLE, AND WESTERN LOUDOUN COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 20180, 20129, 20197, 20132, 20158, 20141 and 20135

Units Sold

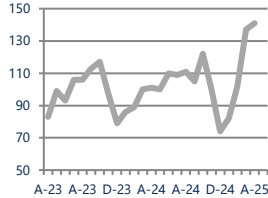
55



Up 20%
Vs. Year Ago

Active Inventory

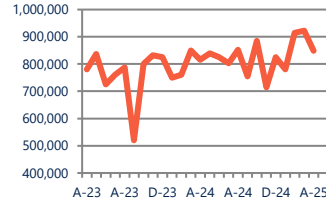
141



Up 40%
Vs. Year Ago

Median Sale Price

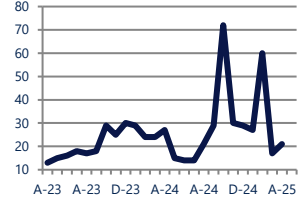
\$849,000



Up 4%
Vs. Year Ago

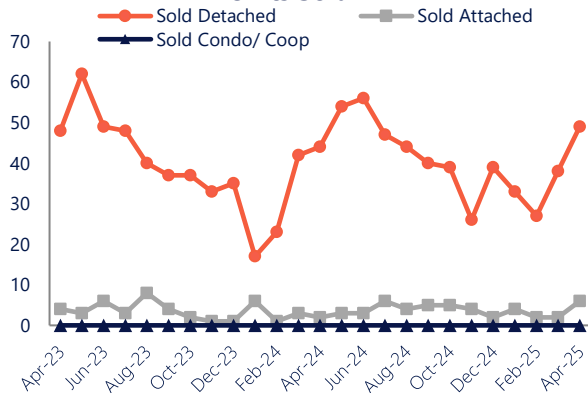
Days On Market

21



Down -22%
Vs. Year Ago

Units Sold*



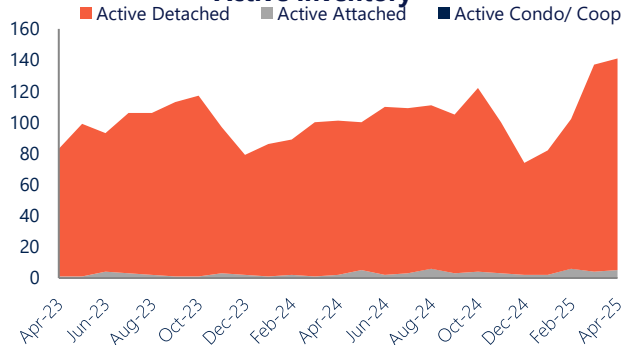
Units Sold

There was an increase in total units sold in April, with 55 sold this month in Purcellville, Lovettsville, and Western Loudoun County. This month's total units sold was higher than at this time last year.

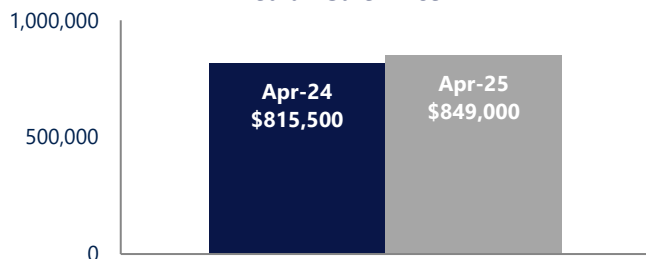
Active Inventory

Versus last year, the total number of homes available this month is higher by 40 units or 40%. The total number of active inventory this April was 141 compared to 101 in April 2024. This month's total of 141 is higher than the previous month's total supply of available inventory of 137, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Purcellville, Lovettsville, and Western Loudoun County Homes was \$815,500. This April, the median sale price was \$849,000, an increase of 4% or \$33,500 compared to last year. The current median sold price is 8% lower than in March.

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

Purcellville, Lovettsville, and Western Loudoun County are defined as properties listed in zip code/s 20180, 20129, 20197, 20132, 20158, 20141 and 20135.

*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.

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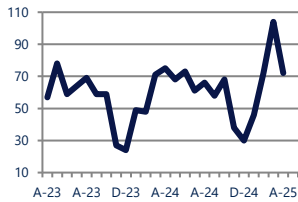
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New Listings

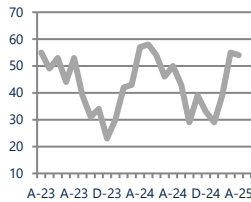
72



Down -4%
Vs. Year Ago

Current Contracts

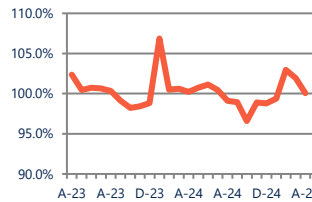
54



Down -5%
Vs. Year Ago

Sold Vs. List Price

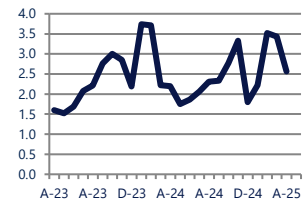
100.1%



No Change
Vs. Year Ago

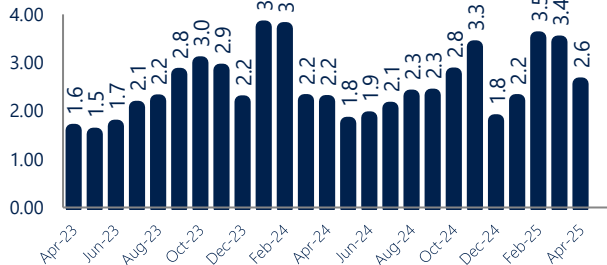
Months of Supply

2.6



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

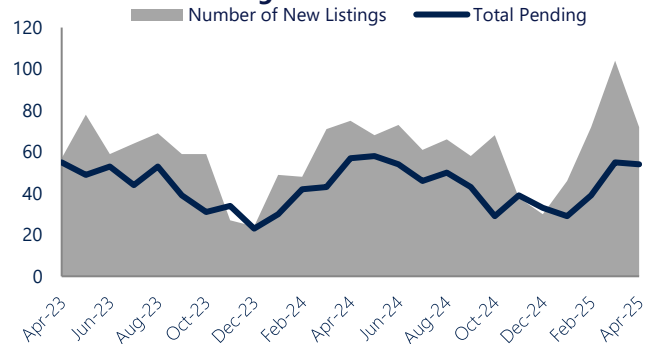
In April, there was 2.6 months of supply available in Purcellville, Lovettsville, and Western Loudoun County, compared to 2.2 in April 2024. That is an increase of 17% versus a year ago.

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.

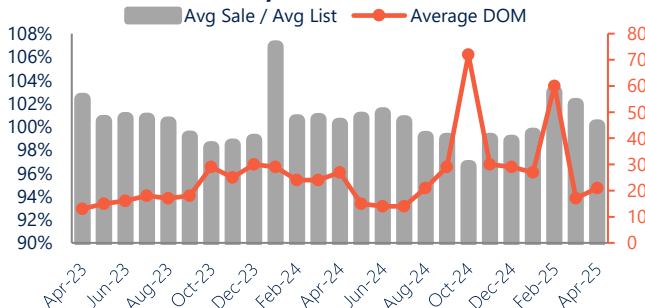
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Purcellville, Lovettsville, and Western Loudoun County compared to 75 in April 2024, a decrease of 4%. There were 54 current contracts pending sale this April compared to 57 a year ago. The number of current contracts is 5% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Purcellville, Lovettsville, and Western Loudoun County was 100.1% 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 21, lower than the average last year, which was 27, a decrease of 22%.

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