

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LOUDOUN COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

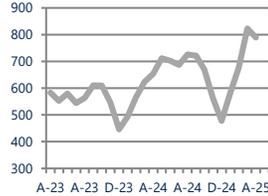
483



Up 5%
Vs. Year Ago

Active Inventory

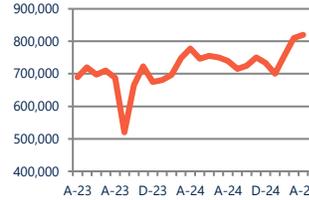
789



Up 21%
Vs. Year Ago

Median Sale Price

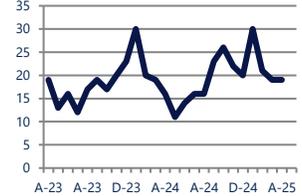
\$819,965



Up 5%
Vs. Year Ago

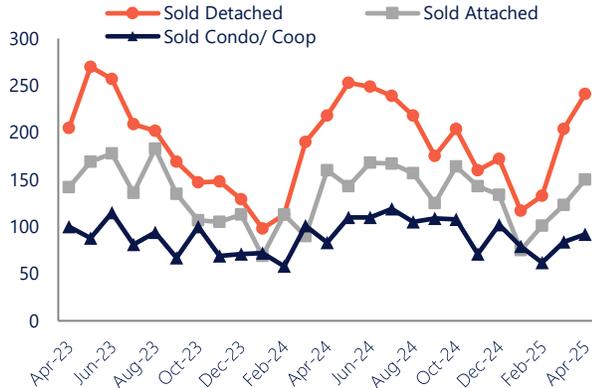
Days On Market

19



Up 19%
Vs. Year Ago

Units Sold*



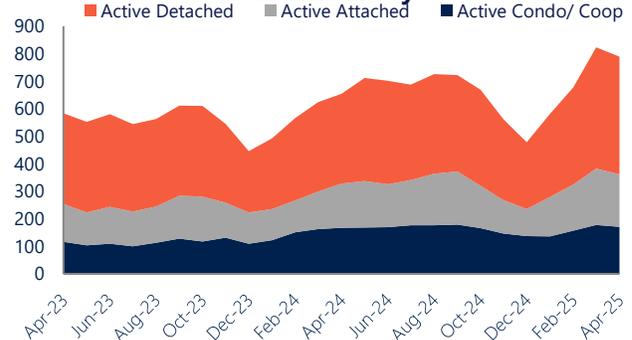
Units Sold

There was an increase in total units sold in April, with 483 sold this month in Loudoun County versus 411 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

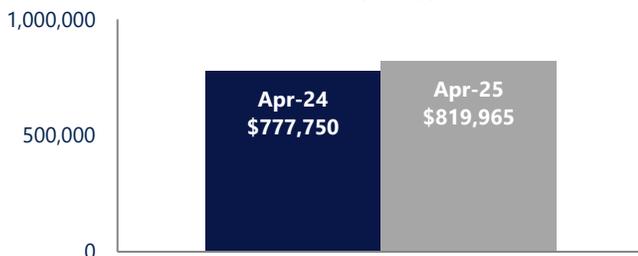
Active Inventory

Versus last year, the total number of homes available this month is higher by 135 units or 21%. The total number of active inventory this April was 789 compared to 654 in April 2024. This month's total of 789 is lower than the previous month's total supply of available inventory of 823, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Loudoun County Homes was \$777,750. This April, the median sale price was \$819,965, an increase of 5% or \$42,215 compared to last year. The current median sold price is 1% higher 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.

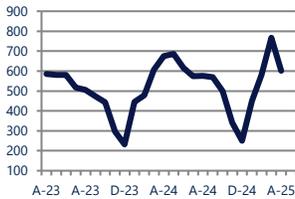
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APRIL 2025

New Listings

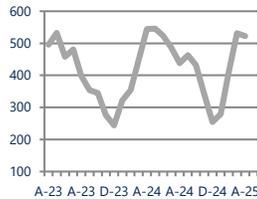
602



Down -11%
Vs. Year Ago

Current Contracts

523



Down -4%
Vs. Year Ago

Sold Vs. List Price

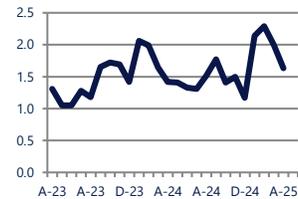
101.0%



Down -0.6%
Vs. Year Ago

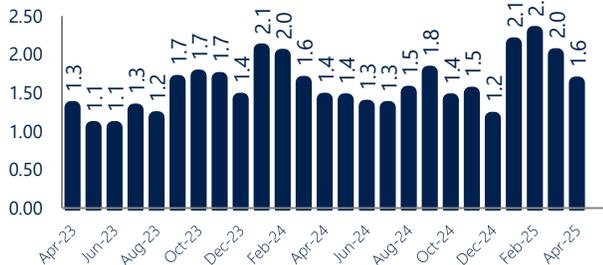
Months of Supply

1.6



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.6 months of supply available in Loudoun County, compared to 1.4 in April 2024. That is an increase of 15% 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 602 homes newly listed for sale in Loudoun County compared to 675 in April 2024, a decrease of 11%. There were 523 current contracts pending sale this April compared to 544 a year ago. The number of current contracts is 4% 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 Loudoun County was 101.0% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 16, an increase of 19%.