

THE LONG & FOSTER MARKET MINUTE™

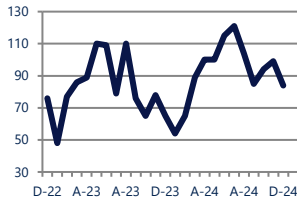
FOCUS ON: **LEESBURG HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 20175 and 20176

Units Sold

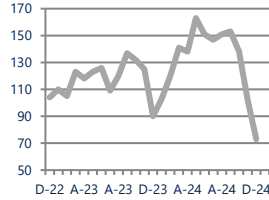
84



Up 29%
Vs. Year Ago

Active Inventory

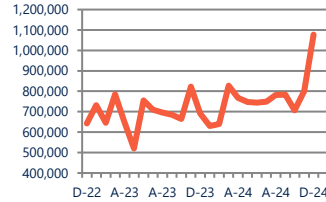
73



Down -19%
Vs. Year Ago

Median Sale Price

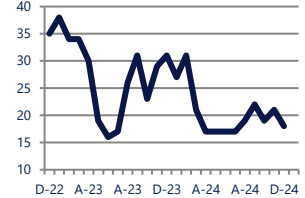
\$1,077,500



Up
Vs. Year Ago

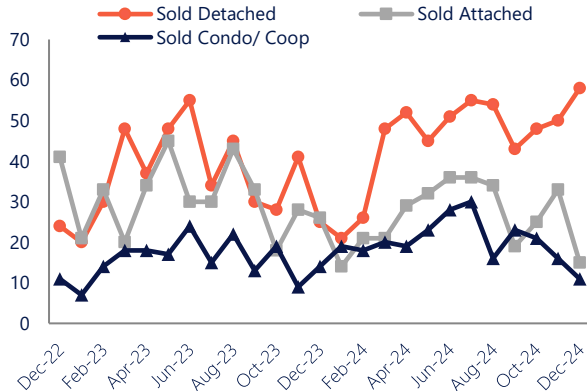
Days On Market

18



Down -42%
Vs. Year Ago

Units Sold*



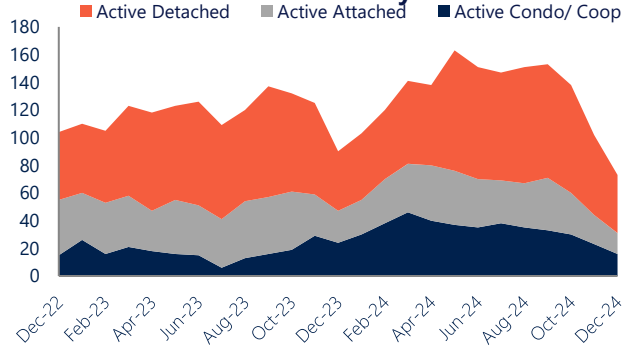
Units Sold

There was a decrease in total units sold in December, with 84 sold this month in Leesburg versus 99 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 29% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 19%. The total number of active inventory this December was 73 compared to 90 in December 2023. This month's total of 73 is lower than the previous month's total supply of available inventory of 102, a decrease of 28%.

Active Inventory*

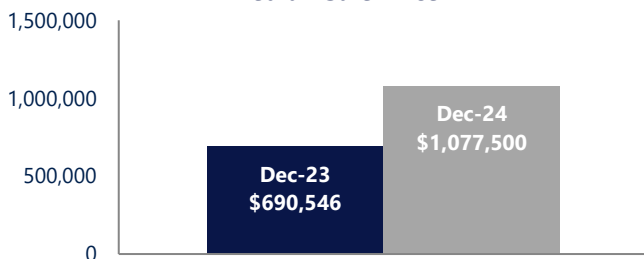


Median Sale Price

Last December, the median sale price for Leesburg Homes was \$690,546. This December, the median sale price was \$1,077,500, an increase of \$386,954 compared to last year. The current median sold price is higher than in November.

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

Median Sale Price



Leesburg are defined as properties listed in zip code/s 20175 and 20176.

*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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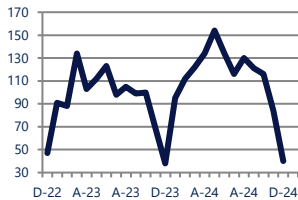
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DECEMBER 2024

Zip Code(s): 20175 and 20176

New Listings

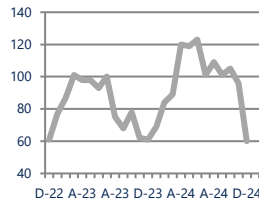
40



Up 5%
Vs. Year Ago

Current Contracts

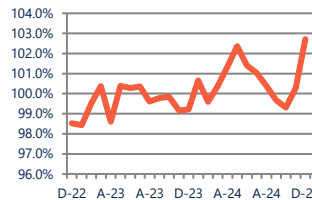
60



Down -2%
Vs. Year Ago

Sold Vs. List Price

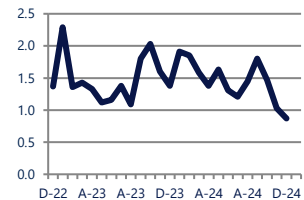
102.7%



Up 3.5%
Vs. Year Ago

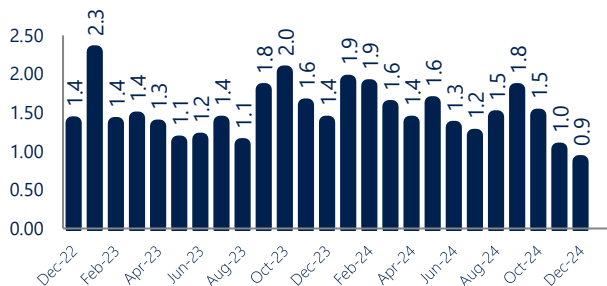
Months of Supply

0.9



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

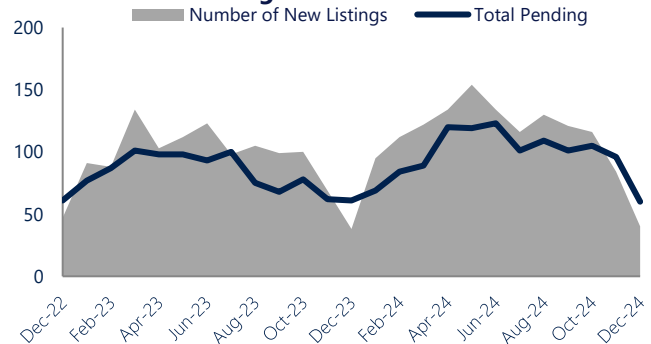
In December, there was 0.9 months of supply available in Leesburg, compared to 1.4 in December 2023. That is a decrease of 37% versus a year ago.

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.

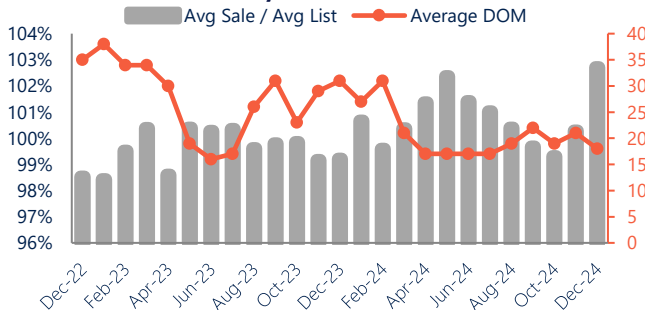
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Leesburg compared to 38 in December 2023, an increase of 5%. There were 60 current contracts pending sale this December compared to 61 a year ago. The number of current contracts is 2% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Leesburg was 102.7% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 31, a decrease of 42%.

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