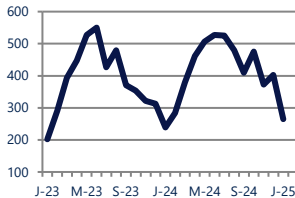


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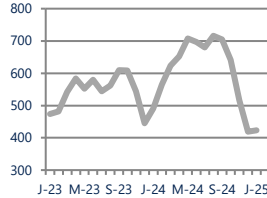
FOCUS ON: **LOUDOUN COUNTY HOUSING MARKET** JANUARY 2025

Units Sold 265



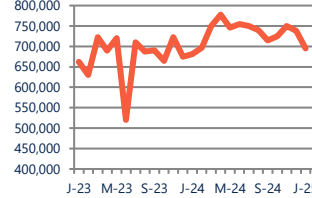
Up 11%
Vs. Year Ago

Active Inventory 423



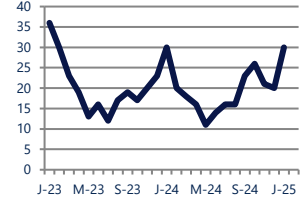
Down -14%
Vs. Year Ago

Median Sale Price \$695,000



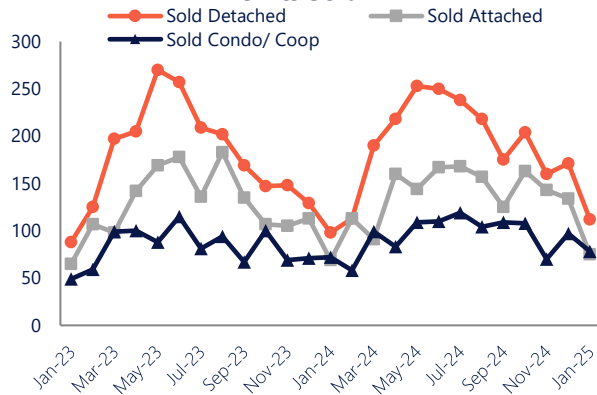
Up 2%
Vs. Year Ago

Days On Market 30



No Change
Vs. Year Ago

Units Sold*



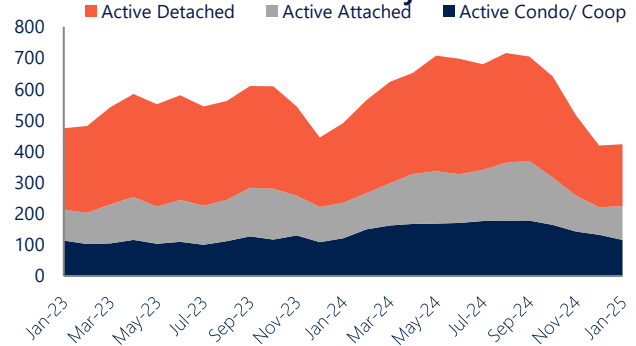
Units Sold

There was a decrease in total units sold in January, with 265 sold this month in Loudoun County versus 402 last month, a decrease of 34%. This month's total units sold was higher than at this time last year, an increase of 11% versus January 2024.

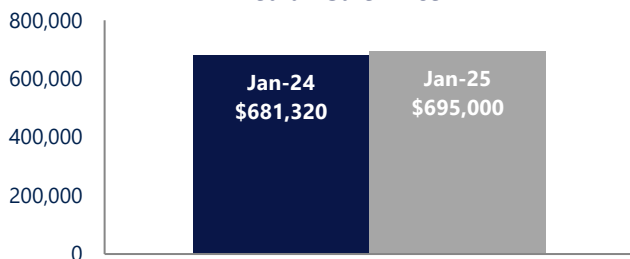
Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 14%. The total number of active inventory this January was 423 compared to 491 in January 2024. This month's total of 423 is higher than the previous month's total supply of available inventory of 419, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Loudoun County Homes was \$681,320. This January, the median sale price was \$695,000, an increase of 2% or \$13,680 compared to last year. The current median sold price is 6% lower than in December.

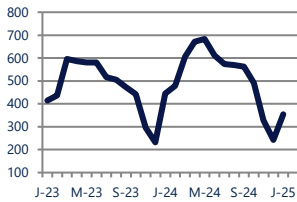
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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FOCUS ON: **LOUDOUN COUNTY HOUSING MARKET** JANUARY 2025

New Listings

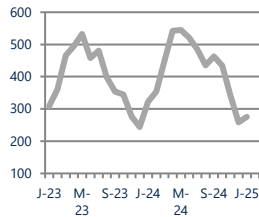
354



Down -20%
Vs. Year Ago

Current Contracts

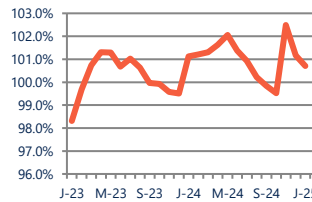
275



Down -15%
Vs. Year Ago

Sold Vs. List Price

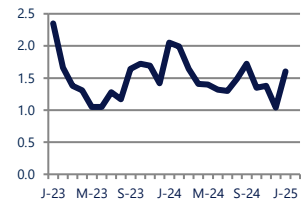
100.7%



No Change
Vs. Year Ago

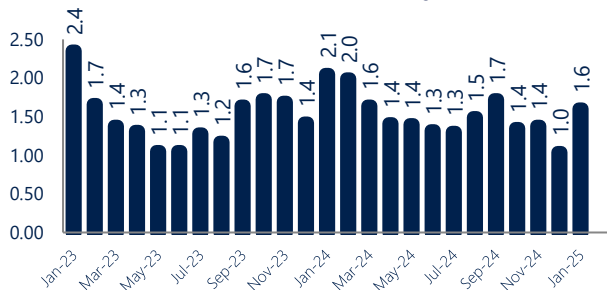
Months of Supply

1.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

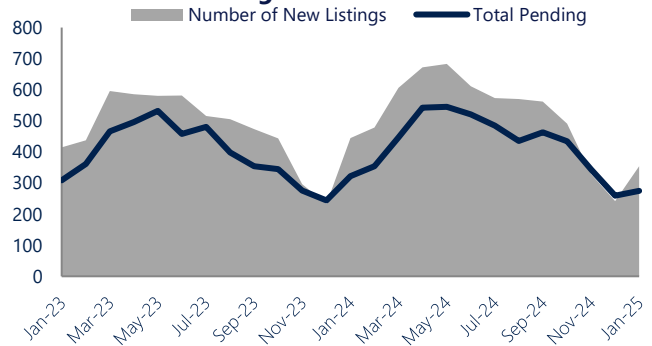
In January, there was 1.6 months of supply available in Loudoun County, compared to 2.1 in January 2024. That is a decrease of 22% versus a year ago.

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.

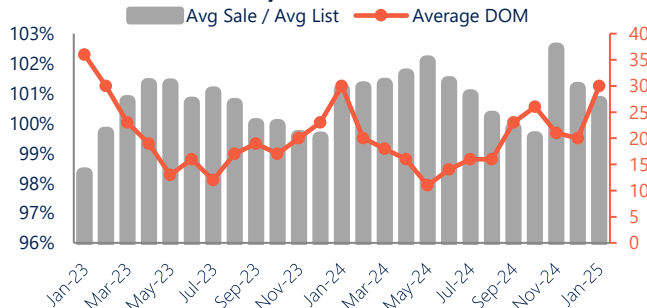
New Listings & Current Contracts

This month there were 354 homes newly listed for sale in Loudoun County compared to 445 in January 2024, a decrease of 20%. There were 275 current contracts pending sale this January compared to 322 a year ago. The number of current contracts is 15% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Loudoun County was 100.7% 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 30, which is similar compared to a year ago.