

THE LONG & FOSTER MARKET MINUTE™

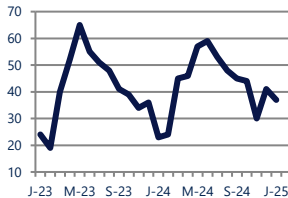
FOCUS ON: **PURCELLVILLE, LOVETTSVILLE, AND WESTERN LOUDOUN COUNTY HOUSING MARKET**

JANUARY 2025

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

Units Sold

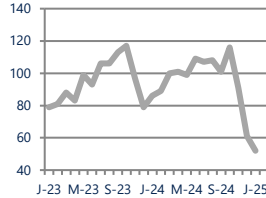
37



Up
Vs. Year Ago

Active Inventory

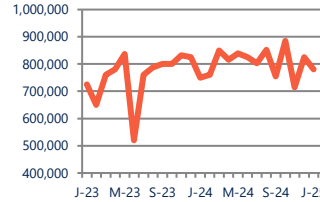
52



Down -40%
Vs. Year Ago

Median Sale Price

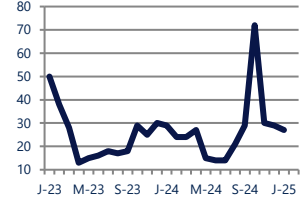
\$780,000



Up 4%
Vs. Year Ago

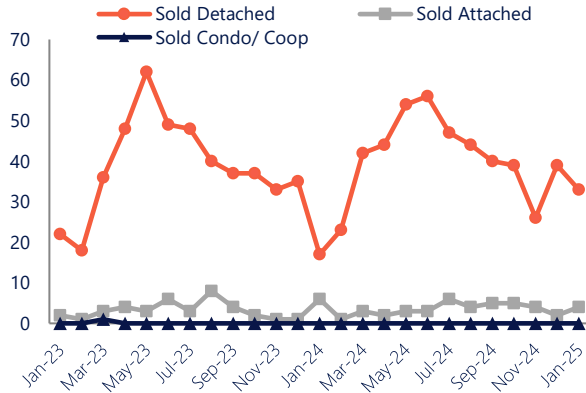
Days On Market

27



Down -7%
Vs. Year Ago

Units Sold*



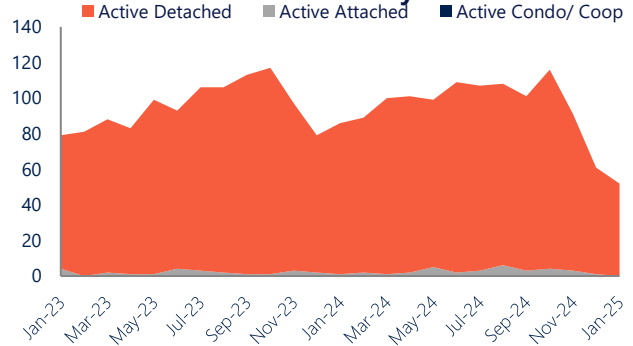
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 37 sold this month in Purcellville, Lovettsville, and Western Loudoun County. This month's total units sold was higher than at this time last year, an increase from January 2024.

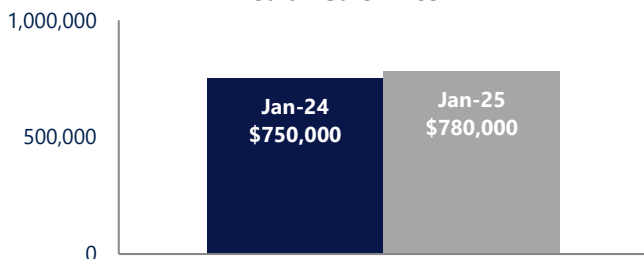
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 40%. The total number of active inventory this January was 52 compared to 86 in January 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 61, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Purcellville, Lovettsville, and Western Loudoun County Homes was \$750,000. This January, the median sale price was \$780,000, an increase of 4% or \$30,000 compared to last year. The current median sold price is 5% 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.

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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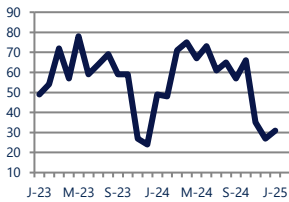
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New Listings

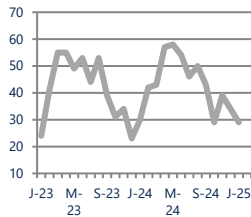
31



Down -37%
Vs. Year Ago

Current Contracts

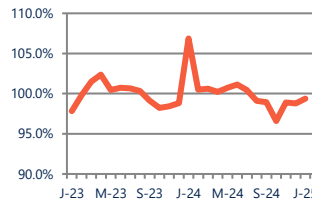
29



Down -3%
Vs. Year Ago

Sold Vs. List Price

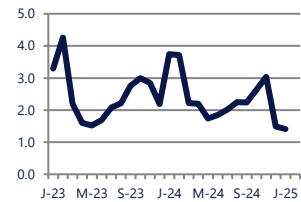
99.4%



Down
Vs. Year Ago

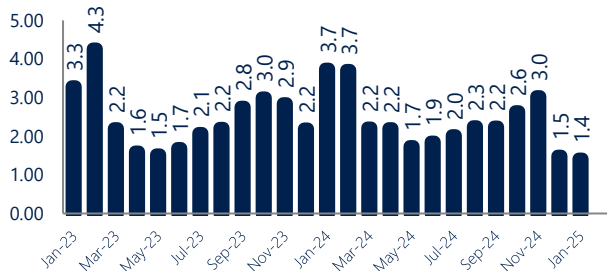
Months of Supply

1.4



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

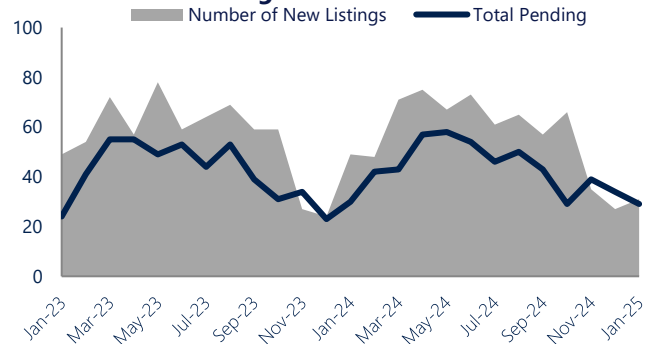
In January, there was 1.4 months of supply available in Purcellville, Lovettsville, and Western Loudoun County, compared to 3.7 in January 2024. That is a decrease of 62% versus a year ago.

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.

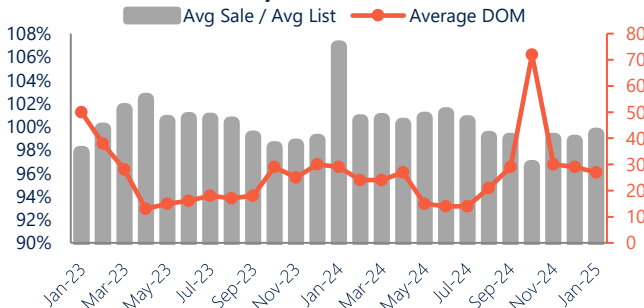
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Purcellville, Lovettsville, and Western Loudoun County compared to 49 in January 2024, a decrease of 37%. There were 29 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 3% 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 Purcellville, Lovettsville, and Western Loudoun County was 99.4% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 29, a decrease of 7%.

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