



# The Long & Foster Market Minute™

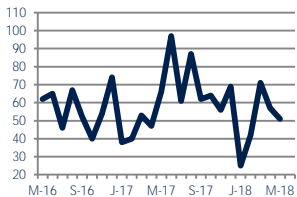
Focus On: Aldie, Stone Ridge, and Middleburg Housing Market

May 2018

Zip Code(s): 20105 and 20117

## Units Sold

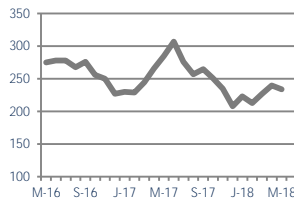
51



Down -23%  
Vs. Year Ago

## Active Inventory

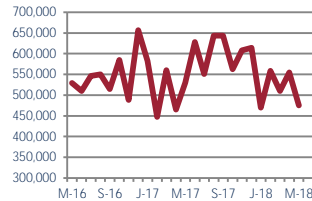
234



Down -18%  
Vs. Year Ago

## Median Sale Price

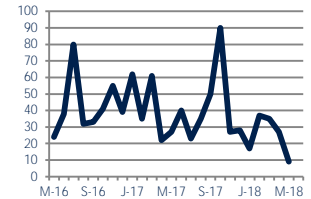
\$475,000



Down -10%  
Vs. Year Ago

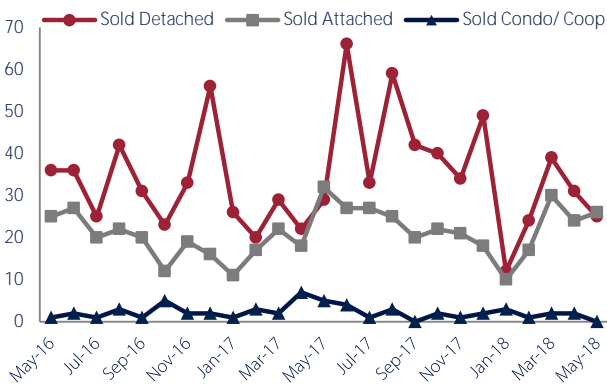
## Days On Market

9



Down -67%  
Vs. Year Ago

## Units Sold\*



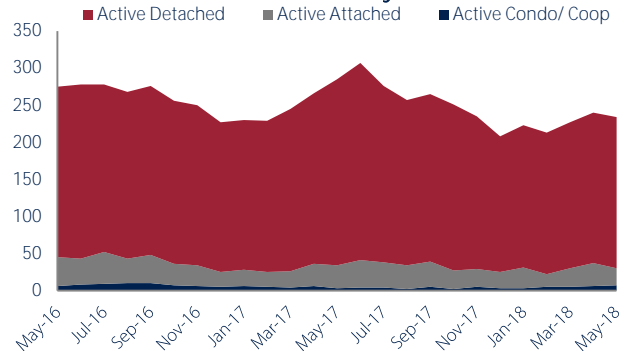
## Units Sold

There was a decrease in total units sold in May, with 51 sold this month in Aldie, Stone Ridge, and Middleburg versus 57 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 23% versus May 2017.

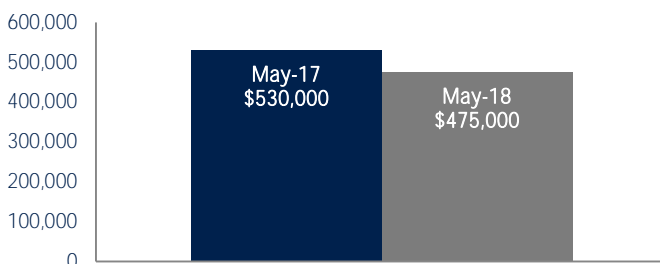
## Active Inventory

Versus last year, the total number of homes available this month is lower by 51 units or 18%. The total number of active inventory this May was 234 compared to 285 in May 2017. This month's total of 234 is lower than the previous month's total supply of available inventory of 240, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Aldie, Stone Ridge, and Middleburg Homes was \$530,000. This May, the median sale price was \$475,000, a decrease of 10% or \$55,000 compared to last year. The current median sold price is 14% lower than in April.

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



Aldie, Stone Ridge, and Middleburg are defined as properties listed in zip code/s 20105 and 20117.

\*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

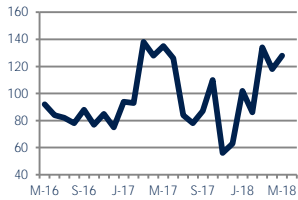




Zip Code(s): 20105 and 20117

### New Listings

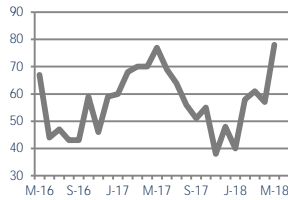
128



Down -5%  
Vs. Year Ago

### Current Contracts

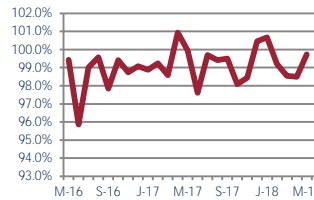
78



Up 1%  
Vs. Year Ago

### Sold Vs. List Price

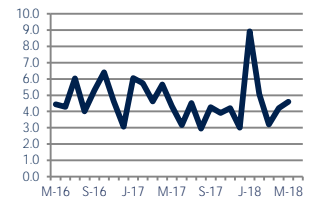
99.7%



No Change  
Vs. Year Ago

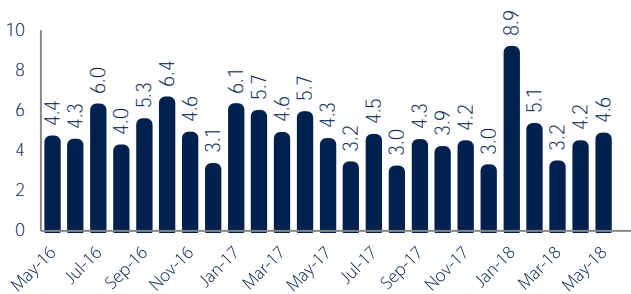
### Months of Supply

4.6



Up 6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

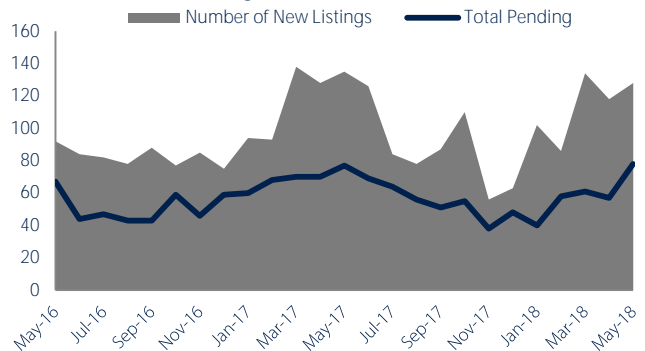
In May, there was 4.6 months of supply available in Aldie, Stone Ridge, and Middleburg, compared to 4.3 in May 2017. That is an increase of 6% versus a year ago.

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.

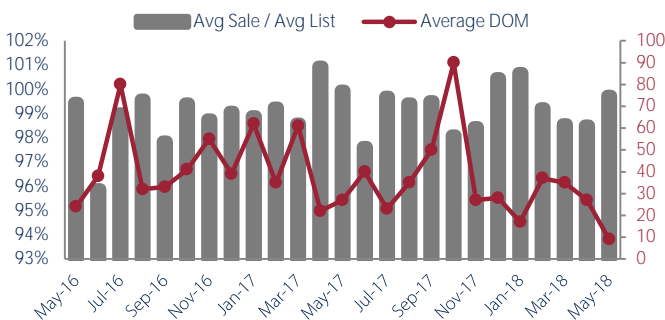
### New Listings & Current Contracts

This month there were 128 homes newly listed for sale in Aldie, Stone Ridge, and Middleburg compared to 135 in May 2017, a decrease of 5%. There were 78 current contracts pending sale this May compared to 77 a year ago. The number of current contracts is 1% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Aldie, Stone Ridge, and Middleburg was 99.7% 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 9, lower than the average last year, which was 27, a decrease of 67%.



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