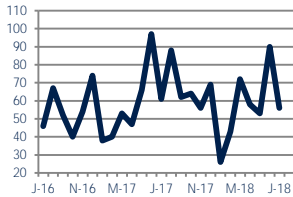


Zip Code(s): 20105 and 20117

Units Sold

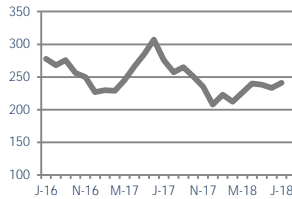
56



Down -8%
Vs. Year Ago

Active Inventory

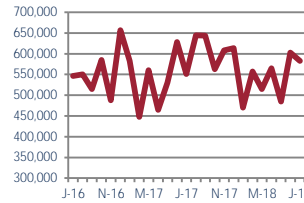
241



Down -13%
Vs. Year Ago

Median Sale Price

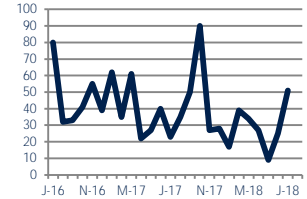
\$582,500



Up 6%
Vs. Year Ago

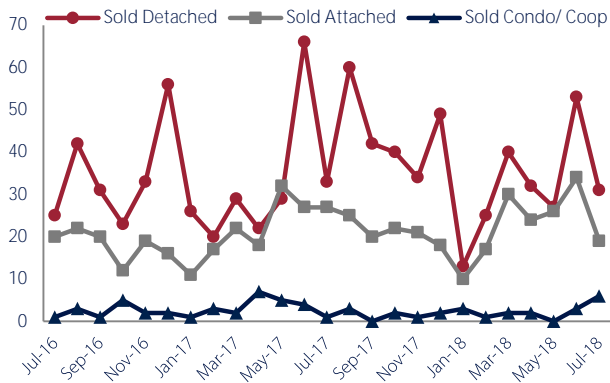
Days On Market

51



Up 122%
Vs. Year Ago

Units Sold*



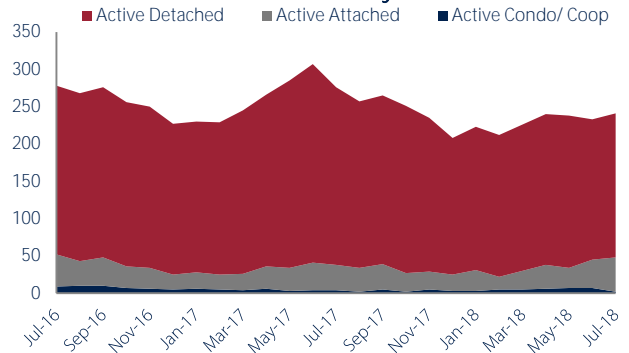
Units Sold

There was a decrease in total units sold in July, with 56 sold this month in Aldie, Stone Ridge, and Middleburg. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 13%. The total number of active inventory this July was 241 compared to 276 in July 2017. This month's total of 241 is higher than the previous month's total supply of available inventory of 233, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Aldie, Stone Ridge, and Middleburg Homes was \$551,000. This July, the median sale price was \$582,500, an increase of 6% or \$31,500 compared to last year. The current median sold price is 3% lower than in June.

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.

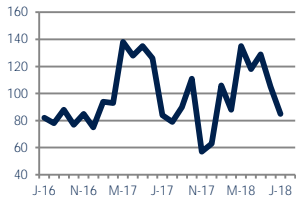
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 20105 and 20117

New Listings

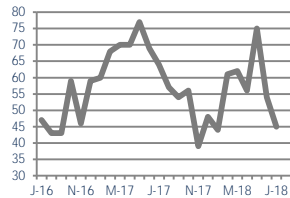
85



Up 1%
Vs. Year Ago

Current Contracts

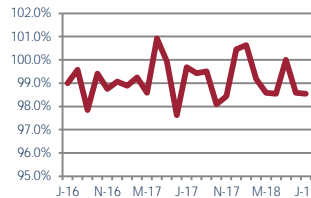
45



Down -30%
Vs. Year Ago

Sold Vs. List Price

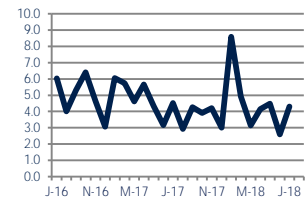
98.5%



Down -1.2%
Vs. Year Ago

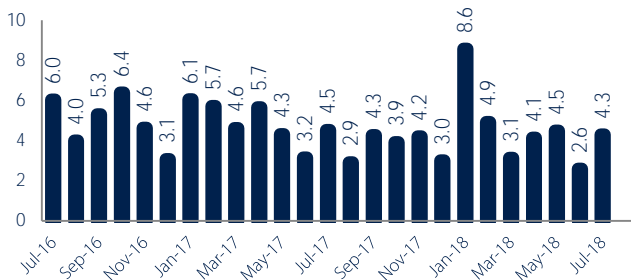
Months of Supply

4.3



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

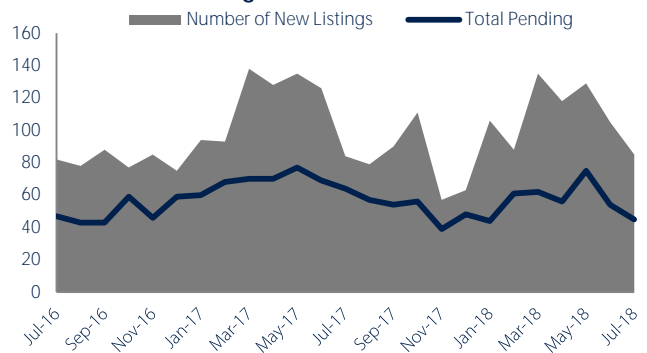
In July, there was 4.3 months of supply available in Aldie, Stone Ridge, and Middleburg, compared to 4.5 in July 2017. That is a decrease of 5% versus a year ago.

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.

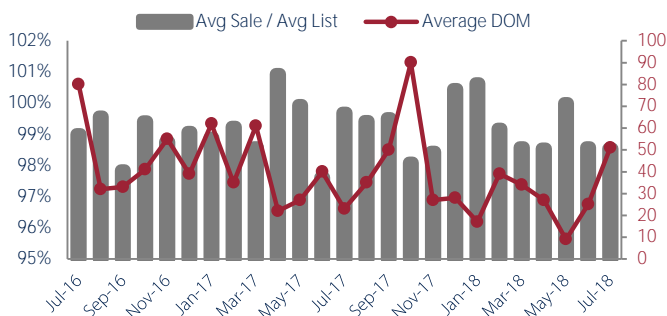
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Aldie, Stone Ridge, and Middleburg compared to 84 in July 2017, an increase of 1%. There were 45 current contracts pending sale this July compared to 64 a year ago. The number of current contracts is 30% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Aldie, Stone Ridge, and Middleburg was 98.5% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 23, an increase of 122%.



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