

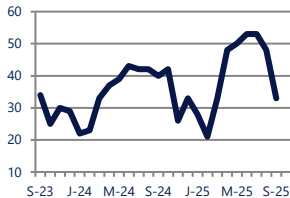
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALDIE, STONE RIDGE, AND MIDDLEBURG HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20105 and 20117

Units Sold

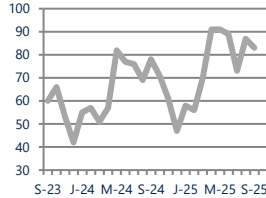
33



Down -18%
Vs. Year Ago

Active Inventory

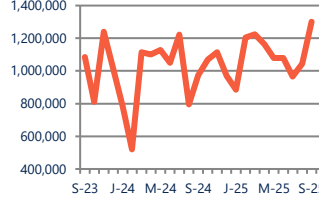
83



Up 6%
Vs. Year Ago

Median Sale Price

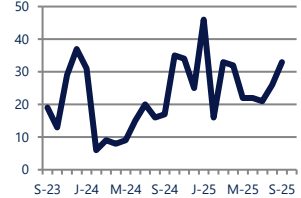
\$1,301,017



Up
Vs. Year Ago

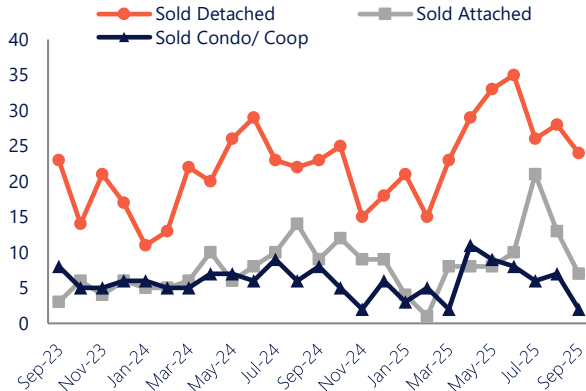
Days On Market

33



Up
Vs. Year Ago

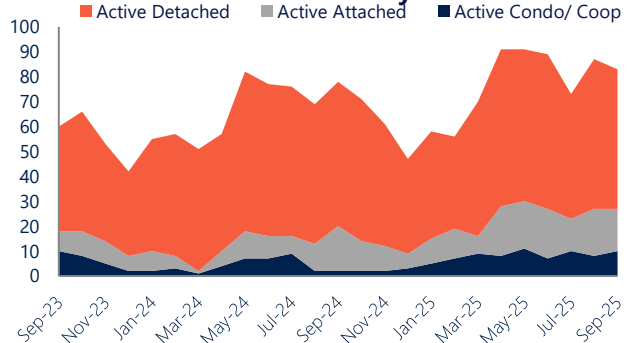
Units Sold*



Units Sold

There was a decrease in total units sold in September, with 33 sold this month in Aldie, Stone Ridge, and Middleburg versus 48 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 18% versus September 2024.

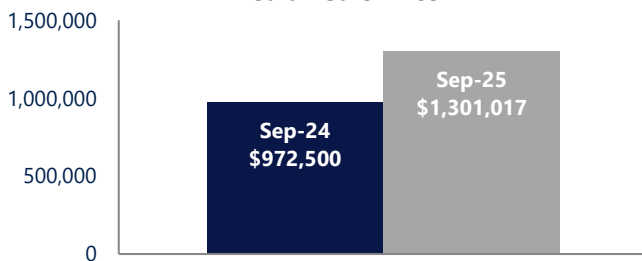
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 6%. The total number of active inventory this September was 83 compared to 78 in September 2024. This month's total of 83 is lower than the previous month's total supply of available inventory of 87, a decrease of 5%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Aldie, Stone Ridge, and Middleburg Homes was \$972,500. This September, the median sale price was \$1,301,017, an increase of \$328,517 compared to last year. The current median sold price is higher than in August. 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 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.

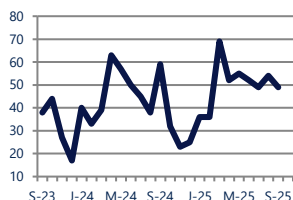
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ALDIE, STONE RIDGE, AND MIDDLEBURG HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20105 and 20117

New Listings

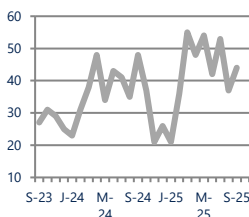
49



Down -17%
Vs. Year Ago

Current Contracts

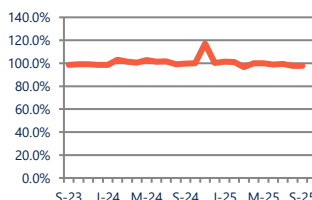
44



Down -8%
Vs. Year Ago

Sold Vs. List Price

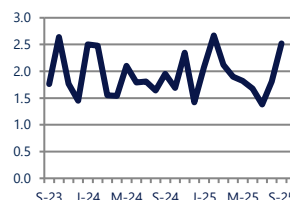
97.7%



Down -2%
Vs. Year Ago

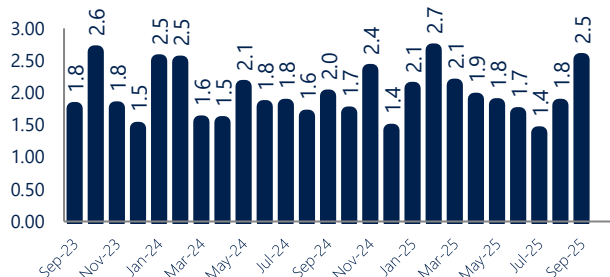
Months of Supply

2.5



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

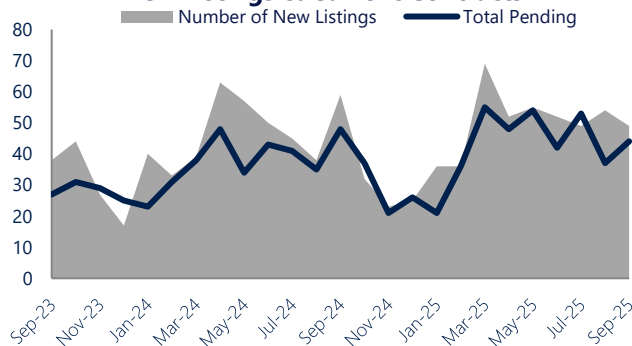
In September, there was 2.5 months of supply available in Aldie, Stone Ridge, and Middleburg, compared to 2.0 in September 2024. That is an increase of 29% versus a year ago.

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.

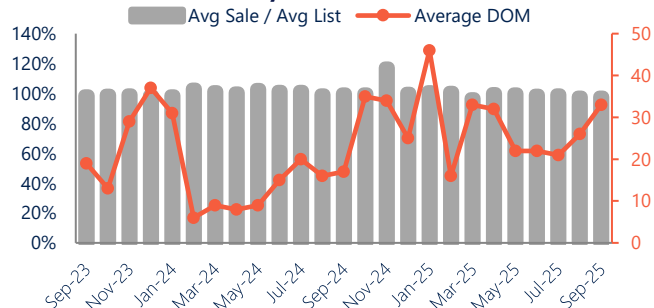
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Aldie, Stone Ridge, and Middleburg compared to 59 in September 2024, a decrease of 17%. There were 44 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 8% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Aldie, Stone Ridge, and Middleburg was 97.7% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 17. This increase was impacted by the limited number of sales.

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