



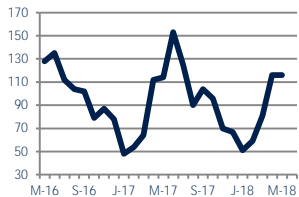
Focus On: Ashburn Housing Market

May 2018

Zip Code(s): 20147 and 20146

Units Sold

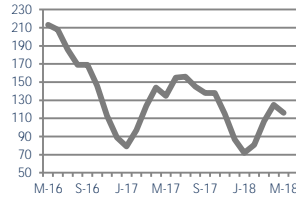
116



Up 2%
Vs. Year Ago

Active Inventory

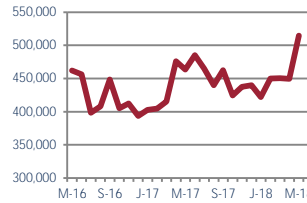
116



Down -14%
Vs. Year Ago

Median Sale Price

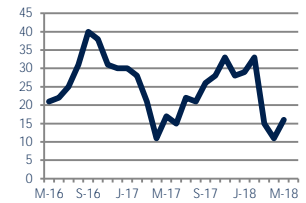
\$514,750



Up 11%
Vs. Year Ago

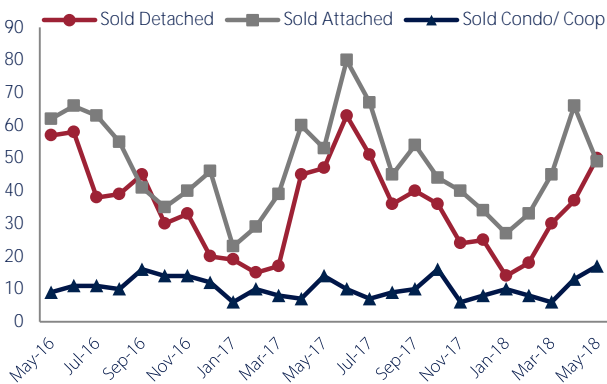
Days On Market

16



Down -6%
Vs. Year Ago

Units Sold*



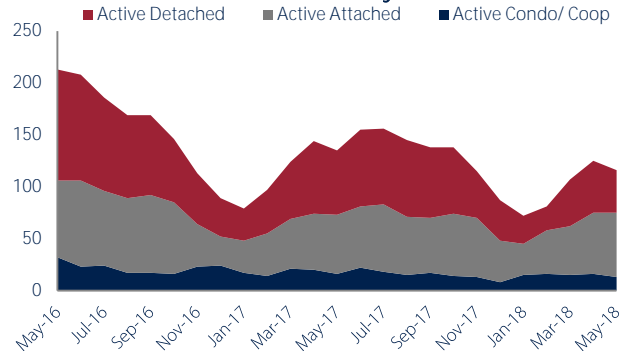
Units Sold

The number of units sold remained stable in May, with 116 sold this month in Ashburn. This month's total units sold was higher than at this time last year, an increase of 2% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 14%. The total number of active inventory this May was 116 compared to 135 in May 2017. This month's total of 116 is lower than the previous month's total supply of available inventory of 125, a decrease of 7%.

Active Inventory*

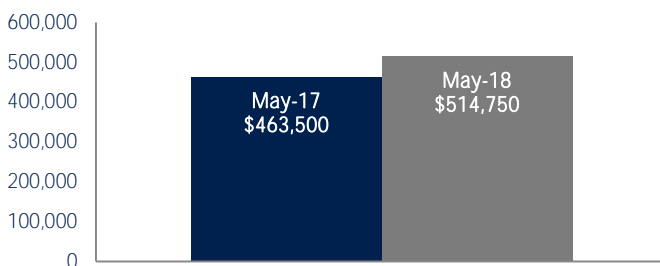


Median Sale Price

Last May, the median sale price for Ashburn Homes was \$463,500. This May, the median sale price was \$514,750, an increase of 11% or \$51,250 compared to last year. The current median sold price is 15% higher 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.

Median Sale Price



Ashburn are defined as properties listed in zip code/s 20147 and 20146.

*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



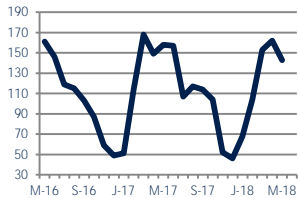
Focus On: Ashburn Housing Market

May 2018

Zip Code(s): 20147 and 20146

New Listings

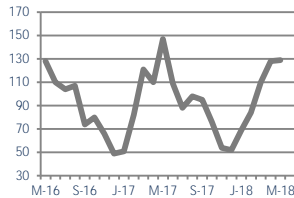
143



Down -9%
Vs. Year Ago

Current Contracts

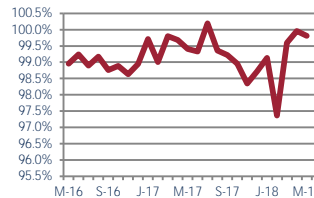
129



Down -12%
Vs. Year Ago

Sold Vs. List Price

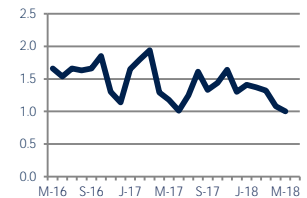
99.8%



No Change
Vs. Year Ago

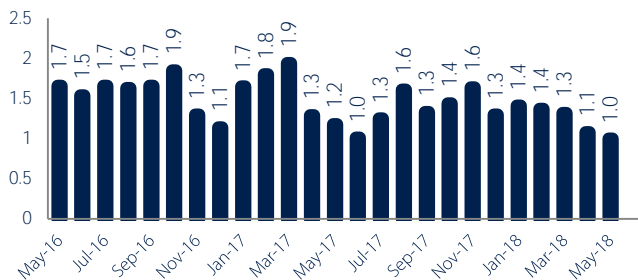
Months of Supply

1.0



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

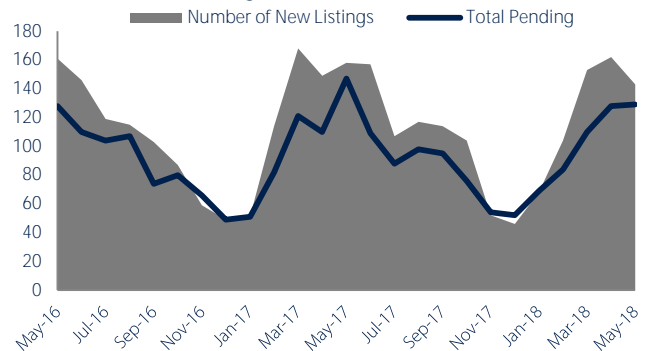
In May, there was 1.0 months of supply available in Ashburn, compared to 1.2 in May 2017. That is a decrease of 16% versus a year ago.

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.

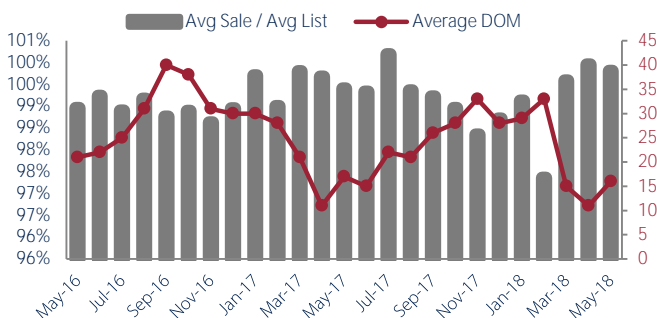
New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Ashburn compared to 158 in May 2017, a decrease of 9%. There were 129 current contracts pending sale this May compared to 147 a year ago. The number of current contracts is 12% lower 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 Ashburn was 99.8% 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 16, lower than the average last year, which was 17, a decrease of 6%.



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