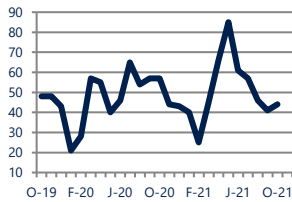




Zip Code(s): 22079 and 22060

Units Sold

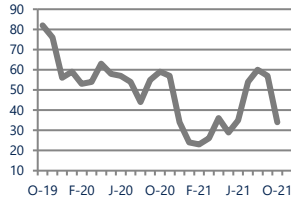
44



Down -23%
Vs. Year Ago

Active Inventory

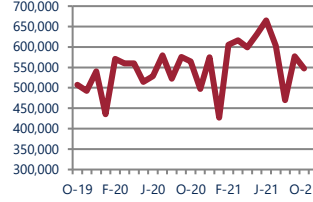
34



Down -42%
Vs. Year Ago

Median Sale Price

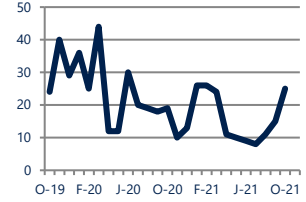
\$547,500



Down -3%
Vs. Year Ago

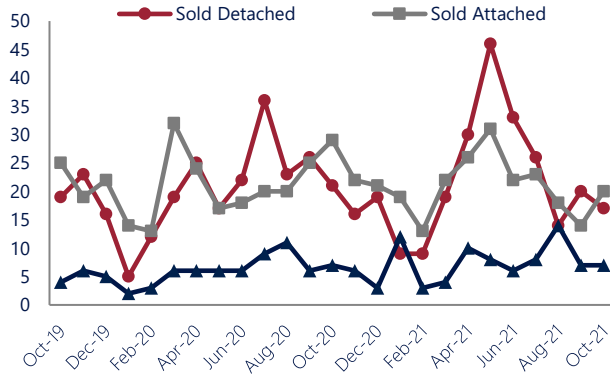
Days On Market

25



Up 32%
Vs. Year Ago

Units Sold*



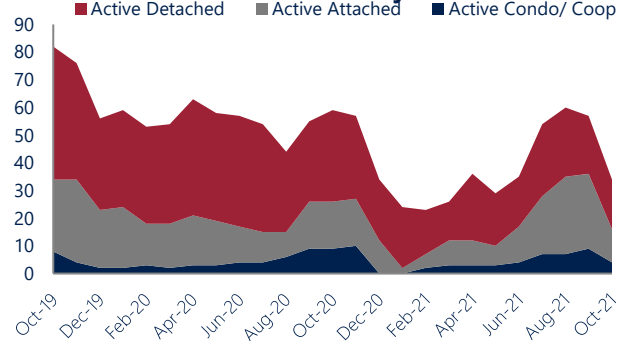
Units Sold

There was an increase in total units sold in October, with 44 sold this month in Lorton, Mason Neck, and Fort Belvoir versus 41 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 23% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 42%. The total number of active inventory this October was 34 compared to 59 in October 2020. This month's total of 34 is lower than the previous month's total supply of available inventory of 57, a decrease of 40%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Lorton, Mason Neck, and Fort Belvoir Homes was \$564,500. This October, the median sale price was \$547,500, a decrease of 3% or \$17,000 compared to last year. The current median sold price is 5% lower than in September.

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

Lorton, Mason Neck, and Fort Belvoir are defined as properties listed in zip code/s 22079 and 22060.

*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.

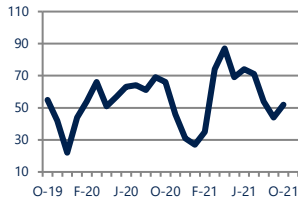




Zip Code(s): 22079 and 22060

New Listings

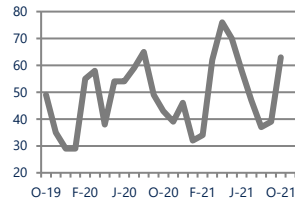
52



Down -21%
Vs. Year Ago

Current Contracts

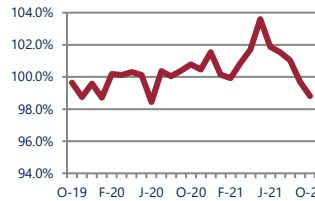
63



Up 47%
Vs. Year Ago

Sold Vs. List Price

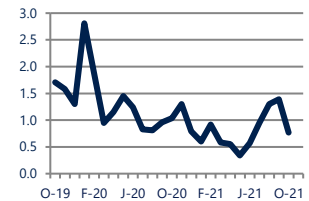
98.8%



Down -2%
Vs. Year Ago

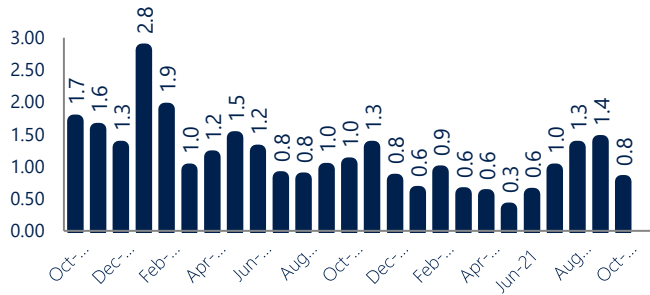
Months of Supply

0.8



Down -26%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

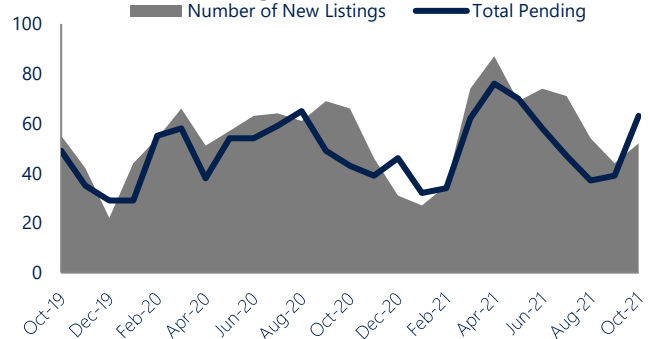
This month there were 52 homes newly listed for sale in Lorton, Mason Neck, and Fort Belvoir compared to 66 in October 2020, a decrease of 21%. There were 63 current contracts pending sale this October compared to 43 a year ago. The number of current contracts is 47% higher than last October.

Months of Supply

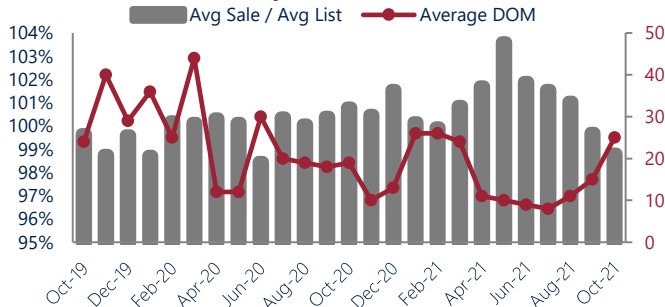
In October, there was 0.8 months of supply available in Lorton, Mason Neck, and Fort Belvoir, compared to 1.0 in October 2020. That is a decrease of 25% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Lorton, Mason Neck, and Fort Belvoir was 98.8% 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 25, higher than the average last year, which was 19, an increase of 32%.

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