## THE LONG & FOSTER **MARKET MINUTE**

900.000

800,000

700,000

600.000

500,000

400,000

**Units Sold** 

400

300

200

100

0

P61-33 Inu-53 AUG 23 ocilis Oec.23 5e0-2A

**Median Sale Price** 

\$819,965

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 5%

Vs. Year Ago

Active Detached

#### FOCUS ON: LOUDOUN COUNTY HOUSING MARKET

789

Up 21%

Vs. Year Ago

APRIL 2025

**Days On Market** 

19

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 19%

Vs. Year Ago

Active Condo/ Coop

35

30

25

20

15

10

5

0

There was an increase in total units sold in April, with 483 sold this month in Loudoun County versus 411 last month, an increase

of 18%. This month's total units sold was higher than at this time

Active Inventory

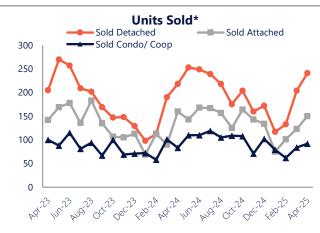
Active Attached

last year, an increase of 5% versus April 2024.



500 400 300 A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 5% Vs. Year Ago



#### **Active Inventory**

Versus last year, the total number of homes available this month is higher by 135 units or 21%. The total number of active inventory this April was 789 compared to 654 in April 2024. This month's total of 789 is lower than the previous month's total supply of available inventory of 823, a decrease of 4%.



#### **Median Sale Price**

Last April, the median sale price for Loudoun County Homes was \$777,750. This April, the median sale price was \$819,965, an increase of 5% or \$42,215 compared to last year. The current median sold price is 1% higher than in March.

APT.2A

JUN-24 AUGIZA 000.24 Decila feb 25 P61-25

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

LONG & FOSTER

\*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

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# THE LONG & FOSTER MARKET MINUTE™

#### FOCUS ON: LOUDOUN COUNTY HOUSING MARKET

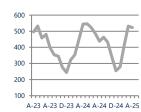
**Current Contracts** 

523

#### APRIL 2025



Down -11% Vs. Year Ago

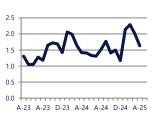


**Down -4%** Vs. Year Ago



Down -0.6% Vs. Year Ago

## Months of Supply



Up 15% Vs. Year Ago



### **New Listings & Current Contracts**

This month there were 602 homes newly listed for sale in Loudoun County compared to 675 in April 2024, a decrease of 11%. There were 523 current contracts pending sale this April compared to 544 a year ago. The number of current contracts is 4% lower than last April.



#### Months of Supply

In April, there was 1.6 months of supply available in Loudoun County, compared to 1.4 in April 2024. That is an increase of 15% 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.



### Sale Price to List Price Ratio

In April, the average sale price in Loudoun County was 101.0% of the average list price, which is 0.6% lower than at this time last year.

### **Days On Market**

This month, the average number of days on market was 19, higher than the average last year, which was 16, an increase of 19%.



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