

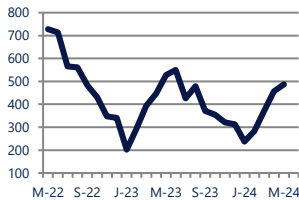
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LOUDOUN COUNTY HOUSING MARKET**

MAY 2024

Units Sold

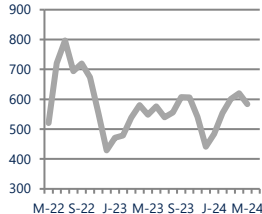
487



Down -8%
Vs. Year Ago

Active Inventory

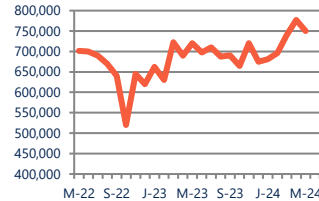
584



Up 7%
Vs. Year Ago

Median Sale Price

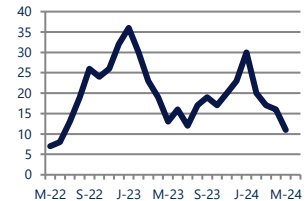
\$750,000



Up 4%
Vs. Year Ago

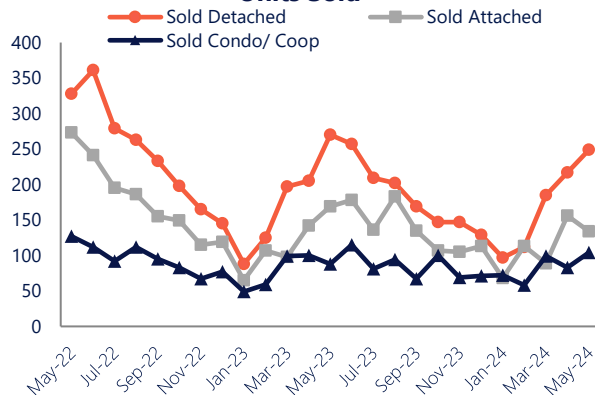
Days On Market

11



Down -15%
Vs. Year Ago

Units Sold*



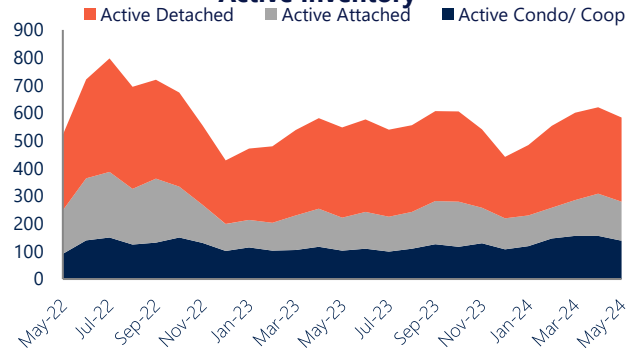
Units Sold

There was an increase in total units sold in May, with 487 sold this month in Loudoun County versus 456 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 8% versus May 2023.

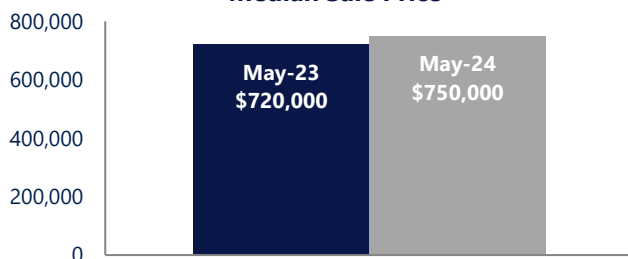
Active Inventory

Versus last year, the total number of homes available this month is higher by 36 units or 7%. The total number of active inventory this May was 584 compared to 548 in May 2023. This month's total of 584 is lower than the previous month's total supply of available inventory of 620, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Loudoun County Homes was \$720,000. This May, the median sale price was \$750,000, an increase of 4% or \$30,000 compared to last year. The current median sold price is 3% lower 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.

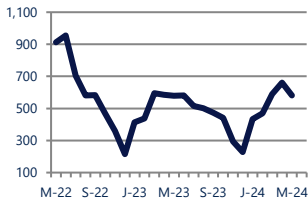
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LOUDOUN COUNTY HOUSING MARKET**

MAY 2024

New Listings

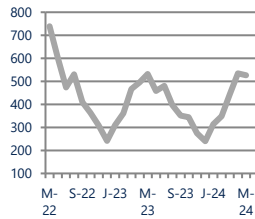
581



No Change
Vs. Year Ago

Current Contracts

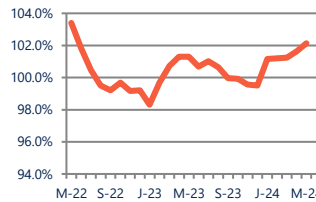
526



Down -1%
Vs. Year Ago

Sold Vs. List Price

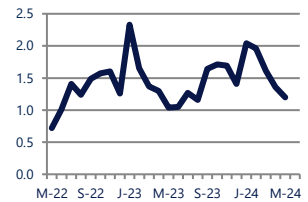
102.1%



Up 0.8%
Vs. Year Ago

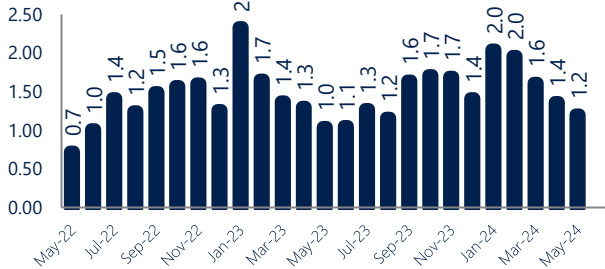
Months of Supply

1.2



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

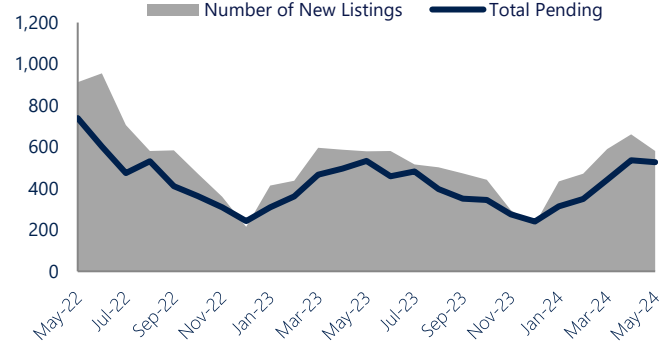
In May, there was 1.2 months of supply available in Loudoun County, compared to 1.0 in May 2023. That is an increase of 15% versus a year ago.

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.

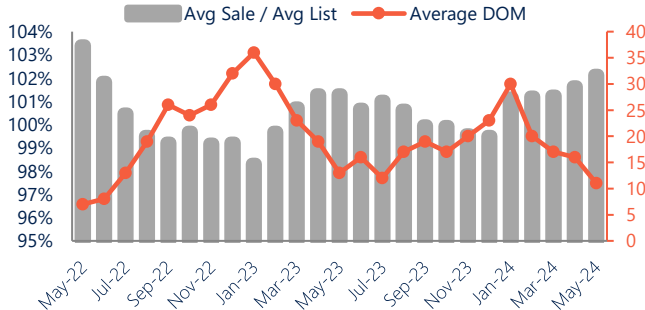
New Listings & Current Contracts

This month there were 581 homes newly listed for sale in Loudoun County, which is similar to the amount in May 2023. There were 526 current contracts pending sale this May compared to 532 a year ago. The number of current contracts is 1% 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 Loudoun County was 102.1% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 13, a decrease of 15%.