

THE LONG & FOSTER MARKET MINUTE™

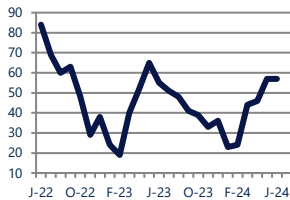
FOCUS ON: **PURCELLVILLE, LOVETTSTVILLE, AND WESTERN LOUDOUN COUNTY HOUSING MARKET**

JUNE 2024

Zip Code(s): 20180, 20129, 20197, 20132, 20158, 20141 and 20135

Units Sold

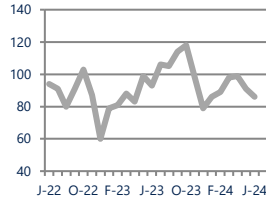
57



Up 4%
Vs. Year Ago

Active Inventory

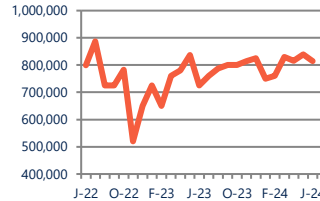
86



Down -8%
Vs. Year Ago

Median Sale Price

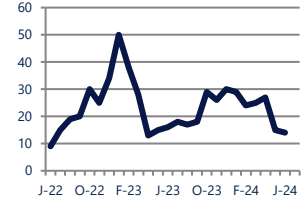
\$815,000



Up 12%
Vs. Year Ago

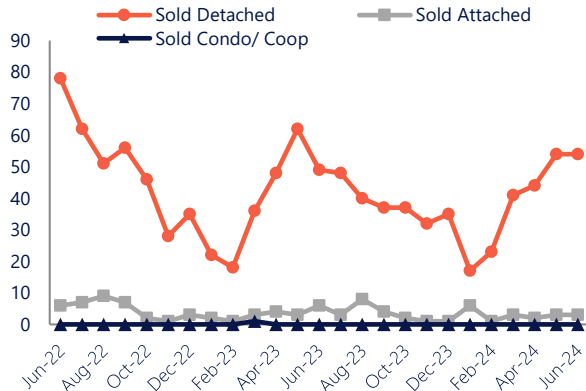
Days On Market

14



Down -13%
Vs. Year Ago

Units Sold*



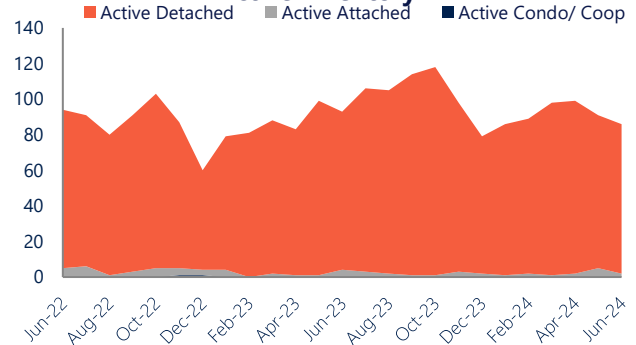
Units Sold

The number of units sold remained stable in June, with 57 sold this month in Purcellville, Lovettsville, and Western Loudoun County. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 8%. The total number of active inventory this June was 86 compared to 93 in June 2023. This month's total of 86 is lower than the previous month's total supply of available inventory of 91, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Purcellville, Lovettsville, and Western Loudoun County Homes was \$725,000. This June, the median sale price was \$815,000, an increase of 12% or \$90,000 compared to last year. The current median sold price is 3% lower than in May.

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

Purcellville, Lovettsville, and Western Loudoun County are defined as properties listed in zip code/s 20180, 20129, 20197, 20132, 20158, 20141 and 20135.

*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.

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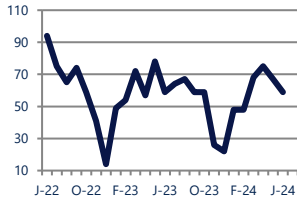
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New Listings

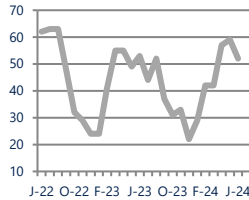
59



No Change
Vs. Year Ago

Current Contracts

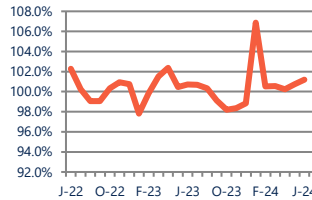
52



Down -2%
Vs. Year Ago

Sold Vs. List Price

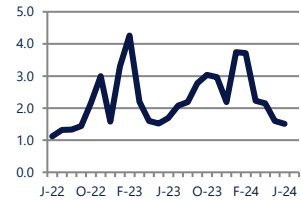
101.2%



No Change
Vs. Year Ago

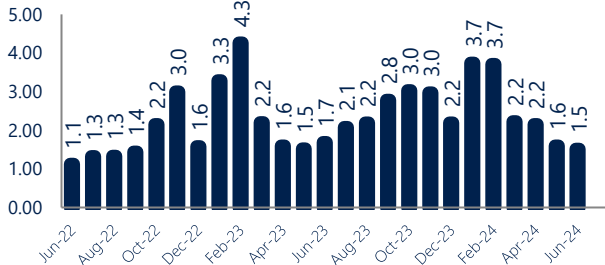
Months of Supply

1.5



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

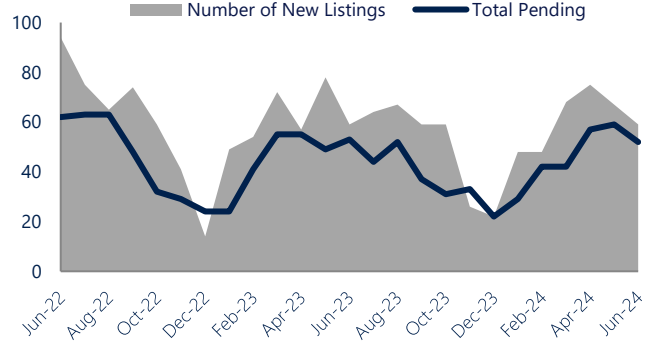
In June, there was 1.5 months of supply available in Purcellville, Lovettsville, and Western Loudoun County, compared to 1.7 in June 2023. That is a decrease of 11% versus a year ago.

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.

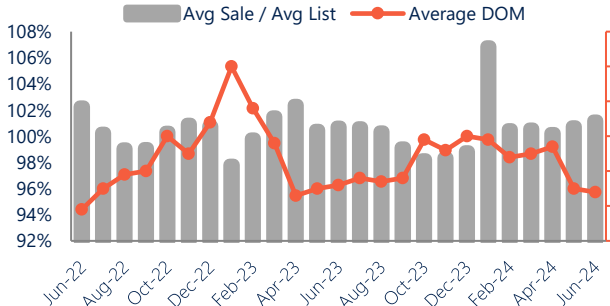
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Purcellville, Lovettsville, and Western Loudoun County, which is similar to the amount in June 2023. There were 52 current contracts pending sale this June compared to 53 a year ago. The number of current contracts is 2% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Purcellville, Lovettsville, and Western Loudoun County was 101.2% 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 14, lower than the average last year, which was 16, a decrease of 13%.

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