

THE LONG & FOSTER MARKET MINUTE™

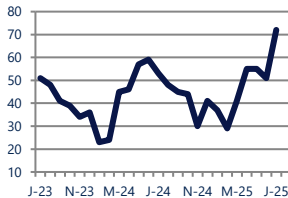
FOCUS ON: PURCELLVILLE, LOVETTSVILLE, AND WESTERN LOUDOUN COUNTY HOUSING MARKET

JULY 2025

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

Units Sold

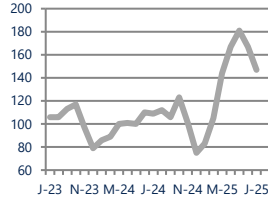
72



Up
Vs. Year Ago

Active Inventory

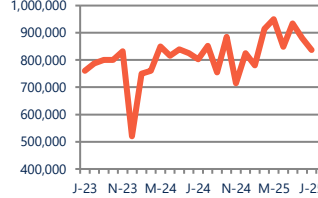
147



Up 35%
Vs. Year Ago

Median Sale Price

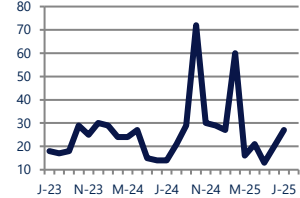
\$837,000



Up 4%
Vs. Year Ago

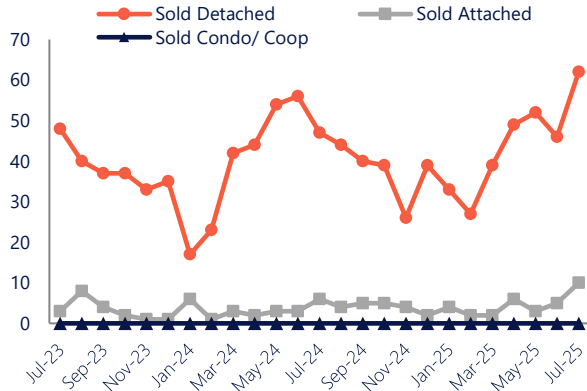
Days On Market

27



Up 93%
Vs. Year Ago

Units Sold*



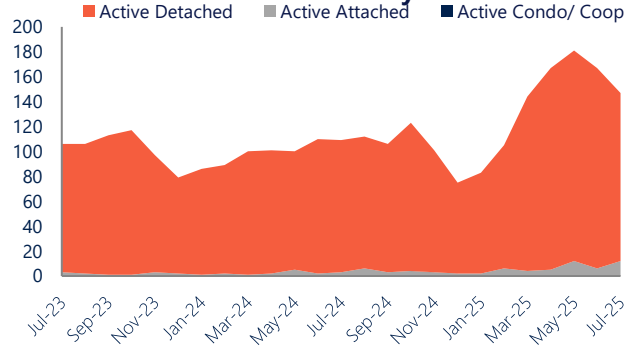
Units Sold

There was an increase in total units sold in July, with 72 sold this month in Purcellville, Lovettsville, and Western Loudoun County. This month's total units sold was higher than at this time last year.

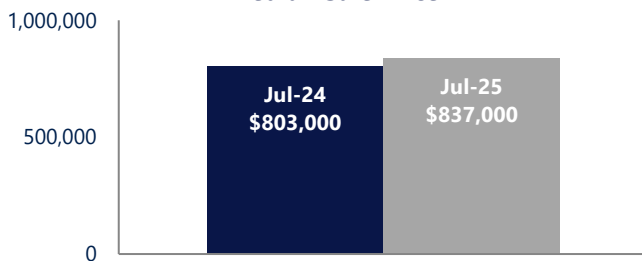
Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 35%. The total number of active inventory this July was 147 compared to 109 in July 2024. This month's total of 147 is lower than the previous month's total supply of available inventory of 167, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Purcellville, Lovettsville, and Western Loudoun County Homes was \$803,000. This July, the median sale price was \$837,000, an increase of 4% or \$34,000 compared to last year. The current median sold price is 5% lower than in June.

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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER MARKET MINUTE™

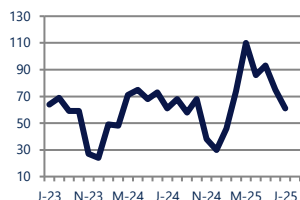
FOCUS ON: **PURCELLVILLE, LOVETTSVILLE, AND WESTERN LOUDOUN COUNTY HOUSING MARKET**

JULY 2025

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

New Listings

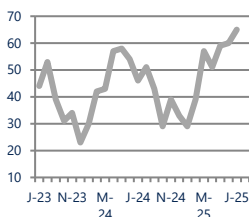
61



No Change
Vs. Year Ago

Current Contracts

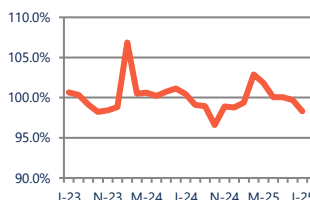
65



Up 41%
Vs. Year Ago

Sold Vs. List Price

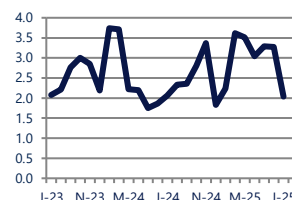
98.3%



Down -2.1%
Vs. Year Ago

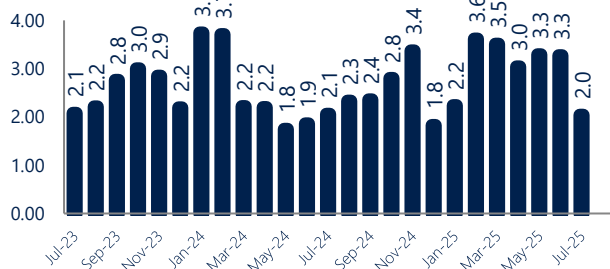
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

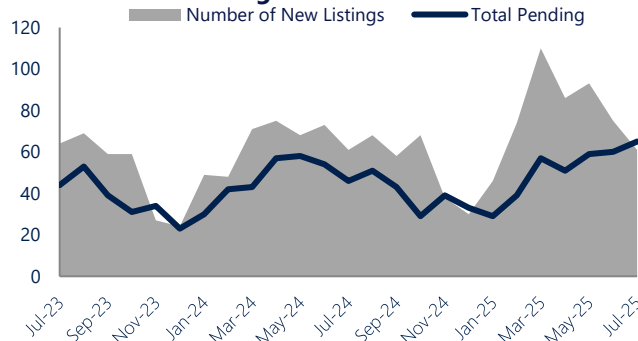
In July, there was 2.0 months of supply available in Purcellville, Lovettsville, and Western Loudoun County. The amount of supply is similar compared to a year ago.

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.

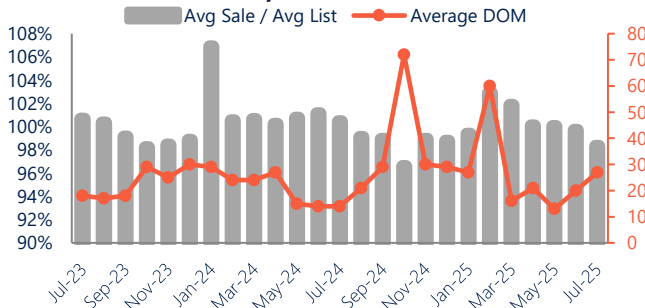
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Purcellville, Lovettsville, and Western Loudoun County, which is similar to the amount in July 2024. There were 65 current contracts pending sale this July compared to 46 a year ago. The number of current contracts is 41% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Purcellville, Lovettsville, and Western Loudoun County was 98.3% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 14, an increase of 93%.

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.