November 2017

Loudoun County, VA - Detached

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5-year Nov average: 255			5-year Nov average: 206			5-year Nov average: 200						
	2017 5 ,015	2016 5,061	+/- -0.9%	YTD	2017 3,529	2016 3,435	+/- 2.7%	YTD	2017 3,271	2016 3,123	+/- 4.7%	
-5 from Oc 376	t 2017:		38.1% ov 2016: 94	from	-33.8% Oct 2017: 284	from N	8.7% ov 2016: 06	from	7-2.3% Oct 2017: 257		7.3% ov 2016: 14	
New Listings		182		New Pendings			188		Closed Sales		251	

Medi Sold	an Price	\$609,900				
fron	3.2% n Oct 2017: 591,000	6.7% from Nov 2016: \$571,500				
YTD	2017 \$610,000	2016 \$580,000	+/- 5.2%			
5-year Nov average: \$578,080						

Summary

In Loudoun County, VA, the median sold price for Detached properties for November was \$609,900, representing an increase of 3.2% compared to last month and an increase of 6.7% from Nov 2016. The average days on market for units sold in November was 58 days, 10% below the 5-year November average of 64 days. There was a 33.8% month over month decrease in new contract activity with 188 New Pendings; a 22.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 299; and a 17.1% decrease in supply to 760 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.42 in October and a decrease from 0.43 in November 2016. The Contract Ratio is 8% higher than the 5-year November average of 0.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active L	istings	760	Avg DOM		58	Avg Sold OLP Ratio	to	96.5%
760			58					96.5%
Min 760	A 996	Max 1,228	Min 58	6 4	Max 69	Min 96.1%	▲ 96.3%	Max 96.5%
5-year Nov average			5-year Nov average			5-year Nov average		
Oct 2017 917	7 Nov 2016 908		Oct 2017 78	Nov 2016 66	YTD 52	Oct 2017 96.2%	Nov 2016 96.2%	YTD 97.5%

