## November 2017

Loudoun County, VA - Detached

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

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

## **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	<b>A</b> 996	Max 1,228	Min 58	<b>6</b> 4	Max 69	Min 96.1%	<b>▲</b> 96.3%	Max 96.5%
5-year Nov average			5-year Nov average			5-year Nov average		
Oct 2017 <b>917</b>	7 Nov 2016 <b>908</b>		Oct 2017 <b>78</b>	Nov 2016 <b>66</b>	YTD <b>52</b>	Oct 2017 96.2%	Nov 2016 <b>96.2%</b>	YTD 97.5%

