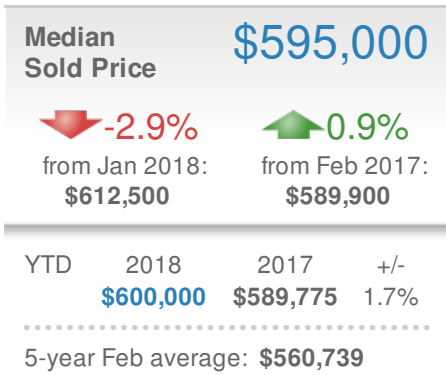
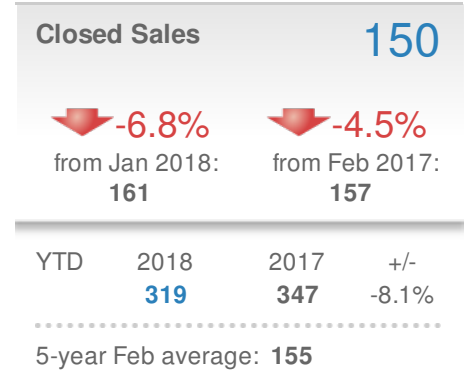
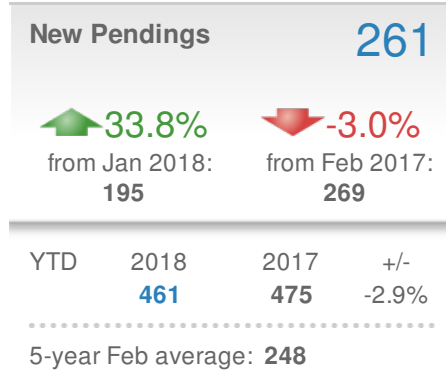
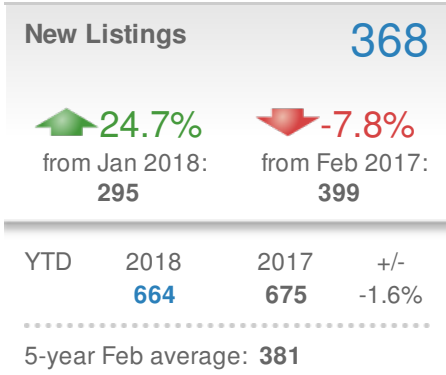


February 2018

Loudoun County, VA - Detached

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Summary

In Loudoun County, VA, the median sold price for Detached properties for February was \$595,000, representing a decrease of 2.9% compared to last month and an increase of 0.9% from Feb 2017. The average days on market for units sold in February was 73 days, 17% below the 5-year February average of 88 days. There was a 33.8% month over month increase in new contract activity with 261 New Pendings; a 41.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 358; and a 2% increase in supply to 627 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, up from 0.41 in January and an increase from 0.50 in February 2017. The Contract Ratio is 26% higher than the 5-year February average of 0.45. 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.

