February 2018

Loudoun County, VA - Detached

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New Listings		368	3 New Pendings		261		Closed Sales		150			
24.7% from Jan 2018: 295		-7.8% from Feb 2017: 399		33.8% from Jan 2018: 195		from F	-3.0% from Feb 2017: 269		+-6.8% from Jan 2018: 161		+-4.5% from Feb 2017: 157	
YTD	2018 664	2017 675	+/- -1.6%	YTD	2018 461	2017 475	+/- -2.9%	YTD	2018 319	2017 347	+/- -8.1%	
5-year Feb average: 381			5-year Feb average: 248			5-year Feb average: 155						

Medi Sold	an Price	\$595,000				
from	-2.9% Jan 2018: 512,500	0.9% from Feb 2017: \$589,900				
YTD	2018 \$600,000	2017 \$589,775	+/- 1.7%			
5-year Feb average: \$560,739						

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 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 Listings 627		Avg DOM		73	Avg Sold to OLP Ratio		97.1%	
627		73	•			A	97.1% V	
Min 859 627 5-year Feb a	Max 1,070 verage	Min 64 5-	88 year Feb avera	Max 116 age	Min 95.1% 5-	96.4% year Feb ave	Max 97.8% erage	
Jan 2018 Feb 201 615 807	7	Jan 2018 89	Feb 2017 64	YTD 80	Jan 2018 96.6%	Feb 2017 97.8%	YTD 96.9%	

