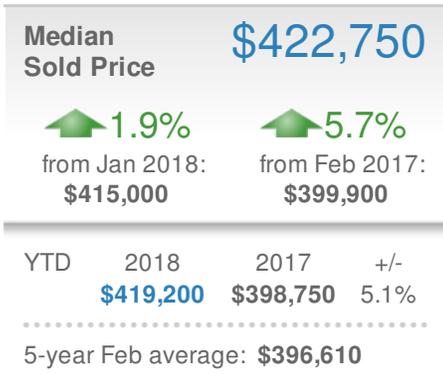
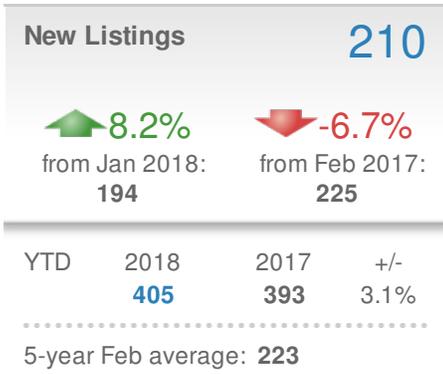


February 2018

Loudoun County, VA - Attached/Townhouse

Keller Williams Realty
Email: matt@boyerre.com
Mobile Phone: 571-223-6291
Web: www.boyerre.com



Summary

In Loudoun County, VA, the median sold price for Attached/Townhouse properties for February was \$422,750, representing an increase of 1.9% compared to last month and an increase of 5.7% from Feb 2017. The average days on market for units sold in February was 37 days, 26% below the 5-year February average of 50 days. There was a 35.1% month over month increase in new contract activity with 208 New Pendings; a 37.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 268; and a 14.6% decrease in supply to 152 active units.

This activity resulted in a Contract Ratio of 1.76 pendings per active listing, up from 1.10 in January and an increase from 1.74 in February 2017. The Contract Ratio is 41% higher than the 5-year February average of 1.25. 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.

