

November 2017

Loudoun County, VA

Sold Summary

	Nov 2017	Nov 2016	% Change
Sold Dollar Volume	\$238,027,255	\$223,171,051	6.66%
Avg Sold Price	\$509,694	\$463,010	10.08%
Median Sold Price	\$456,900	\$429,000	6.50%
Units Sold	467	482	-3.11%
Avg Days on Market	45	52	-13.46%
Avg List Price for Solds	\$517,464	\$469,568	10.20%
Avg SP to OLP Ratio	97.2%	97.3%	-0.10%
Ratio of Avg SP to Avg OLP	96.4%	96.7%	-0.30%
Attached Avg Sold Price	\$382,592	\$362,406	5.57%
Detached Avg Sold Price	\$619,073	\$589,002	5.11%
Attached Units Sold	216	268	-19.40%
Detached Units Sold	251	214	17.29%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Nov 2017	Nov 2016	% Change
Active Listings	1,106	1,268	-12.78%
New Listings	412	517	-20.31%
New Under Contracts	163	169	-3.55%
New Contingents	242	302	-19.87%
New Pendings	405	471	-14.01%
All Pendings	602	758	-20.58%

Financing (Sold)

Assumption	0
Cash	50
Conventional	303
FHA	47
Other	23
Owner	0
VA	44

Days on Market (Sold)

0	29
1 to 10	130
11 to 20	83
21 to 30	36
31 to 60	70
61 to 90	45
91 to 120	30
121 to 180	30
181 to 360	11
361 to 720	3
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	2	2	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	2	0	0	2
\$150K to \$199,999	1	1	0	0	0	0	11	1	0	6
\$200K to \$299,999	4	2	1	7	0	1	23	8	5	22
\$300K to \$399,999	4	2	12	39	12	7	27	31	53	42
\$400K to \$499,999	0	3	16	49	19	14	4	74	65	25
\$500K to \$599,999	0	0	6	7	42	11	0	71	67	1
\$600K to \$799,999	1	0	4	1	97	4	0	319	41	7
\$800K to \$999,999	0	0	2	0	18	0	0	107	6	0
\$1M to \$2,499,999	0	0	0	0	12	1	0	115	2	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	24	0	0
\$5,000,000+	0	0	0	0	0	0	0	8	0	0
Total	10	8	41	103	200	38	67	760	241	105
Avg Sold Price	\$323,040	\$350,063	\$461,511	\$408,134	\$666,175	\$494,954	\$283,481			
Prev Year - Avg Sold Price	\$310,386	\$301,461	\$410,766	\$401,357	\$631,477	\$491,369	\$265,059			
Avg Sold % Change	4.08%	16.12%	12.35%	1.69%	5.49%	0.73%	6.95%			
Prev Year - # of Solds	7	11	31	137	176	31	89			

Active Detail