

# THE LONG & FOSTER MARKET MINUTE™

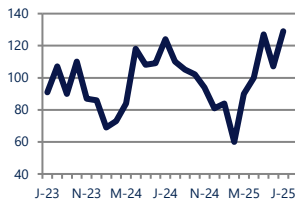
FOCUS ON: **CHANCELLOR AND SOUTHERN FREDERICKSBURG HOUSING MARKET**

**JULY 2025**

**Zip Code(s): 22407 and 22408**

## Units Sold

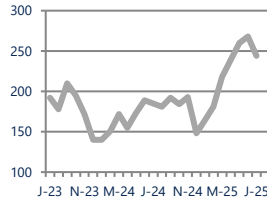
**129**



**Up 4%**  
Vs. Year Ago

## Active Inventory

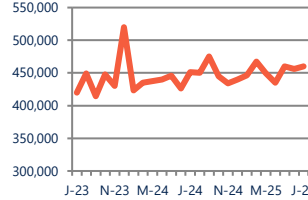
**244**



**Up 32%**  
Vs. Year Ago

## Median Sale Price

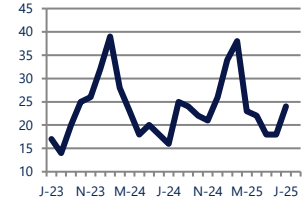
**\$459,999**



**Up 2%**  
Vs. Year Ago

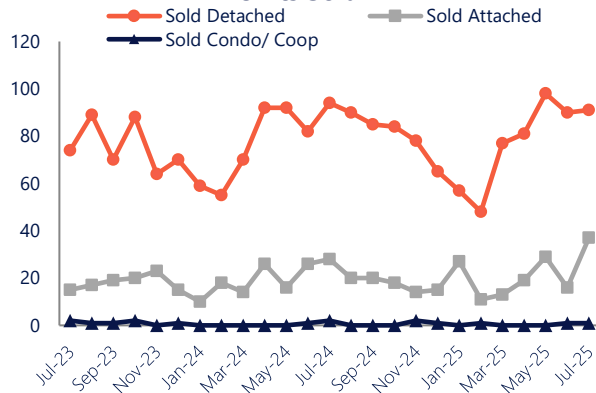
## Days On Market

**24**



**Up 50%**  
Vs. Year Ago

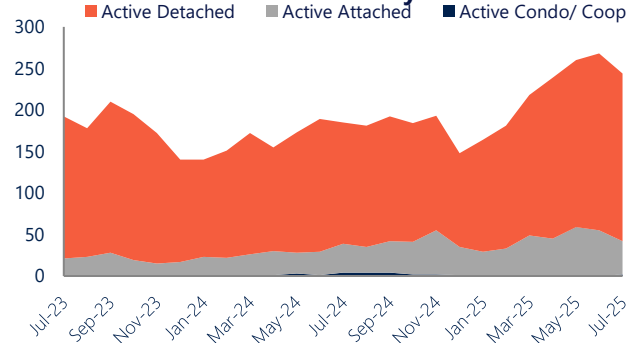
## Units Sold\*



## Units Sold

There was an increase in total units sold in July, with 129 sold this month in Chancellor and Southern Fredericksburg versus 107 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 4% versus July 2024.

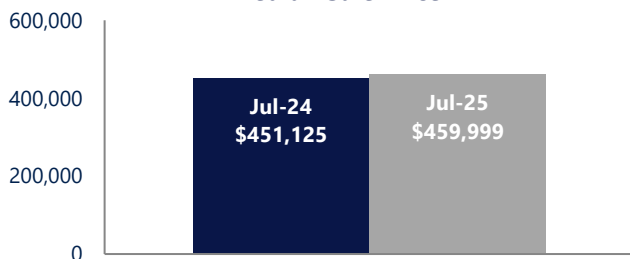
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 59 units or 32%. The total number of active inventory this July was 244 compared to 185 in July 2024. This month's total of 244 is lower than the previous month's total supply of available inventory of 268, a decrease of 9%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Chancellor and Southern Fredericksburg Homes was \$451,125. This July, the median sale price was \$459,999, an increase of 2% or \$8,874 compared to last year. The current median sold price is 1% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Chancellor and Southern Fredericksburg are defined as properties listed in zip code/s 22407 and 22408.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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REAL ESTATE



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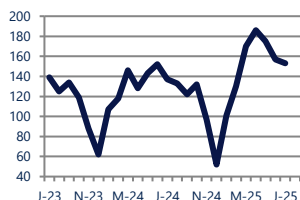
FOCUS ON: **CHANCELLOR AND SOUTHERN FREDERICKSBURG HOUSING MARKET**

JULY 2025

Zip Code(s): 22407 and 22408

## New Listings

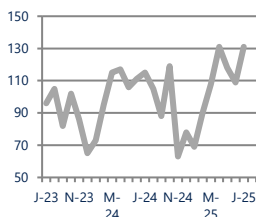
153



**Up 12%**  
Vs. Year Ago

## Current Contracts

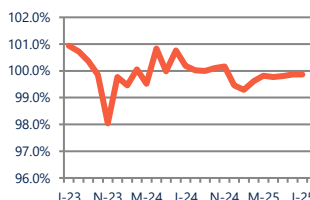
131



**Up 14%**  
Vs. Year Ago

## Sold Vs. List Price

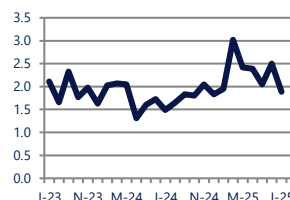
99.9%



**No Change**  
Vs. Year Ago

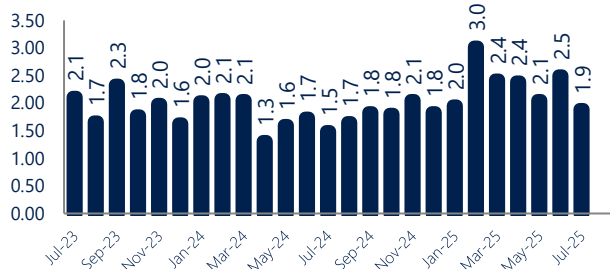
## Months of Supply

1.9



**Up 27%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In July, there was 1.9 months of supply available in Chancellor and Southern Fredericksburg, compared to 1.5 in July 2024. That is an increase of 27% versus a year ago.

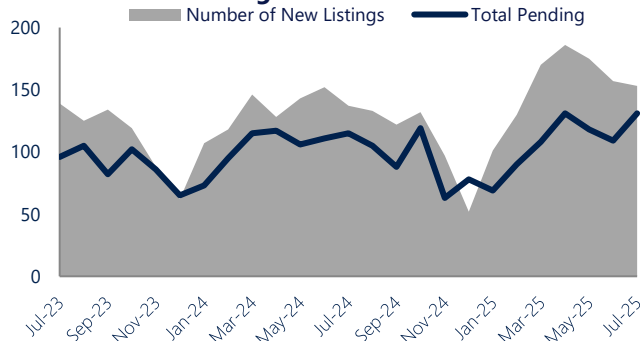
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

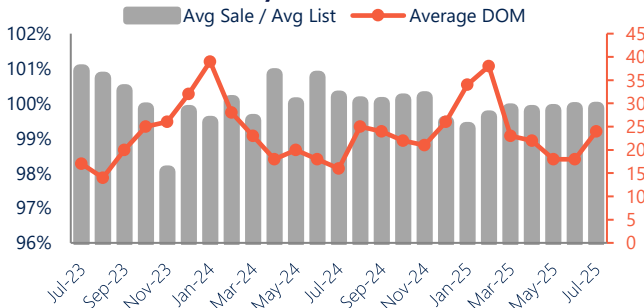
This month there were 153 homes newly listed for sale in Chancellor and Southern Fredericksburg compared to 137 in July 2024, an increase of 12%. There were 131 current contracts pending sale this July compared to 115 a year ago.

The number of current contracts is 14% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Chancellor and Southern Fredericksburg was 99.9% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 16, an increase of 50%.

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