

THE LONG & FOSTER MARKET MINUTE™

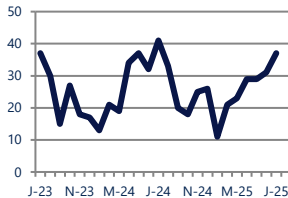
FOCUS ON: **CHANTILLY AND SOUTH RIDING HOUSING MARKET**

JULY 2025

Zip Code(s): 20152

Units Sold

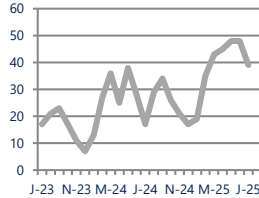
37



Down -10%
Vs. Year Ago

Active Inventory

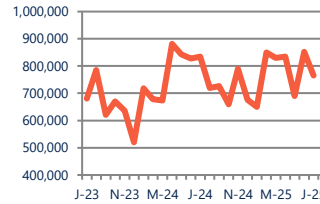
39



Up 129%
Vs. Year Ago

Median Sale Price

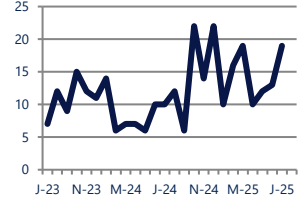
\$765,000



Down -8%
Vs. Year Ago

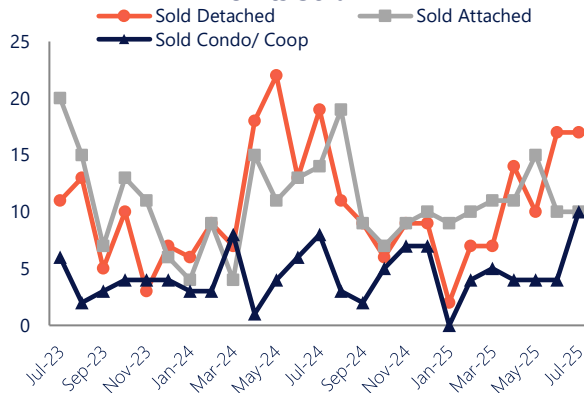
Days On Market

19



Up
Vs. Year Ago

Units Sold*



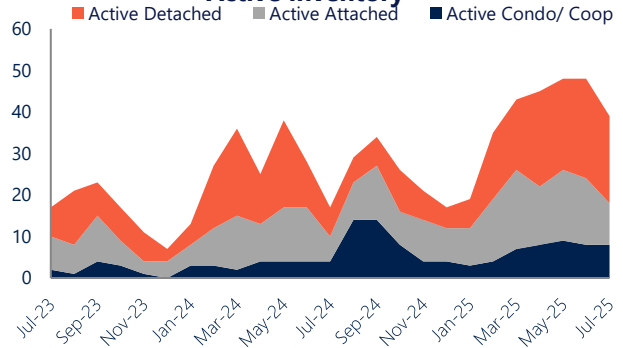
Units Sold

There was an increase in total units sold in July, with 37 sold this month in Chantilly and South Riding versus 31 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

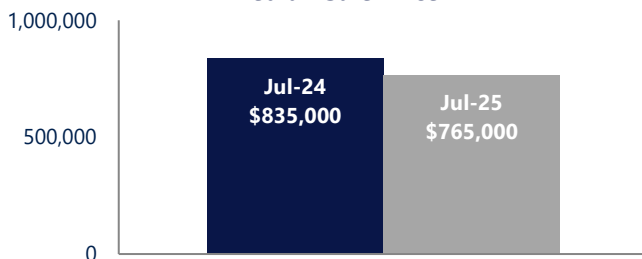
Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 129%. The total number of active inventory this July was 39 compared to 17 in July 2024. This month's total of 39 is lower than the previous month's total supply of available inventory of 48, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chantilly and South Riding Homes was \$835,000. This July, the median sale price was \$765,000, a decrease of 8% or \$70,000 compared to last year. The current median sold price is 10% lower 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.

Chantilly and South Riding are defined as properties listed in zip code/s 20152.

*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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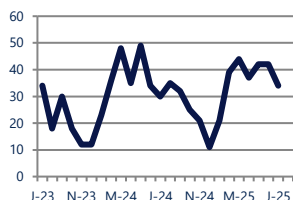
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JULY 2025

Zip Code(s): 20152

New Listings

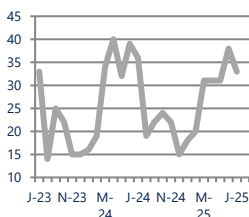
34



Up 13%
Vs. Year Ago

Current Contracts

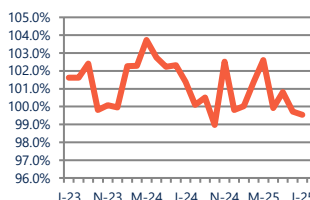
33



Down -8%
Vs. Year Ago

Sold Vs. List Price

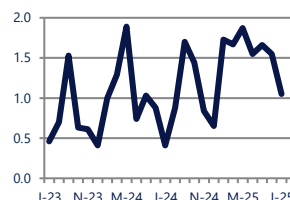
99.5%



Down -1.8%
Vs. Year Ago

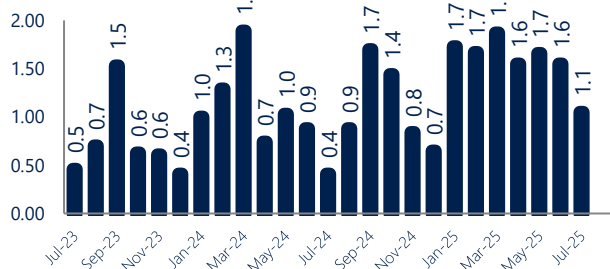
Months of Supply

1.1



Up 156%
Vs. Year Ago

Months Of Supply



Months of Supply

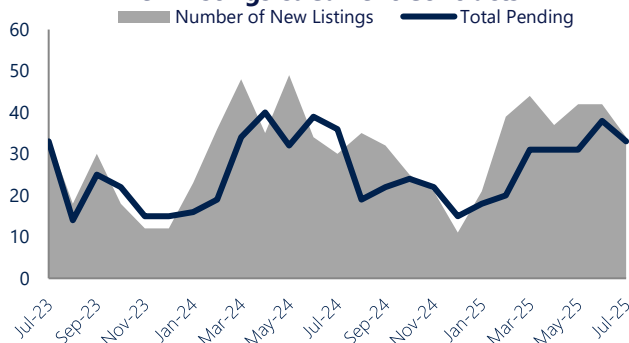
In July, there was 1.1 months of supply available in Chantilly and South Riding, compared to 0.4 in July 2024. That is an increase of 154% versus a year ago.

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.

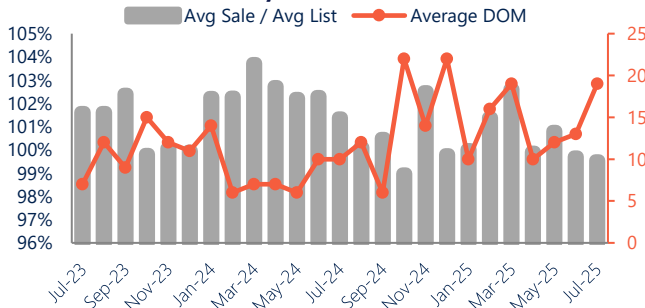
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Chantilly and South Riding compared to 30 in July 2024, an increase of 13%. There were 33 current contracts pending sale this July compared to 36 a year ago. The number of current contracts is 8% lower 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 Chantilly and South Riding was 99.5% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.

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