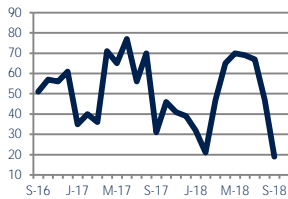


Zip Code(s): 20152

Units Sold

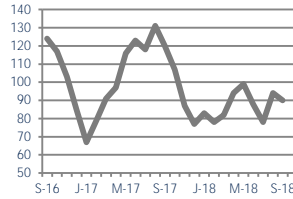
19



Down
Vs. Year Ago

Active Inventory

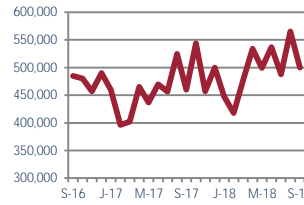
90



Down -25%
Vs. Year Ago

Median Sale Price

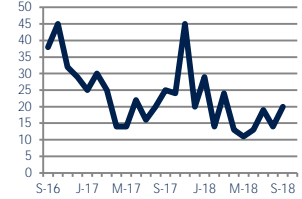
\$500,000



Up 9%
Vs. Year Ago

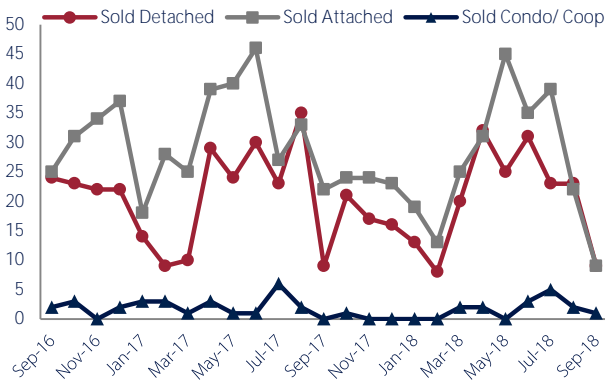
Days On Market

20



Down -20%
Vs. Year Ago

Units Sold*



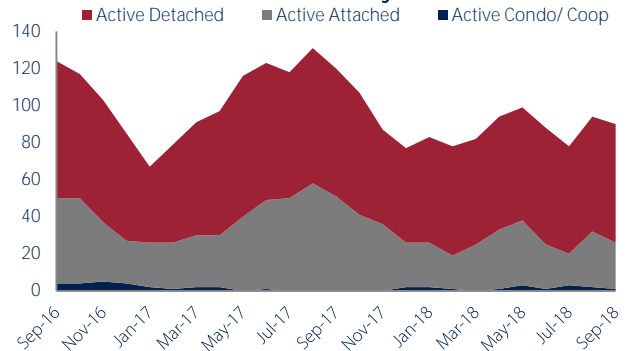
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 19 sold this month in Chantilly and South Riding. This month's total units sold was lower than at this time last year, a decrease from September 2017.

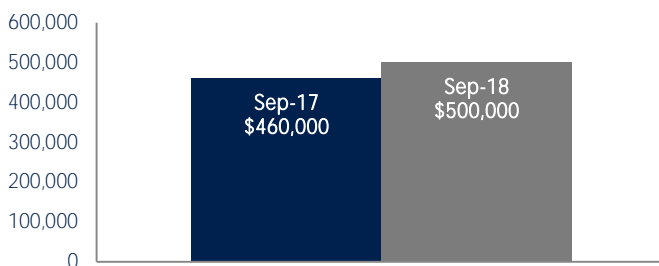
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 25%. The total number of active inventory this September was 90 compared to 120 in September 2017. This month's total of 90 is lower than the previous month's total supply of available inventory of 94, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Chantilly and South Riding Homes was \$460,000. This September, the median sale price was \$500,000, an increase of 9% or \$40,000 compared to last year. The current median sold price is 12% lower than in August.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





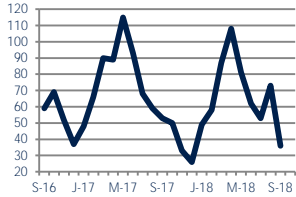
Focus On: Chantilly and South Riding Housing Market

September 2018

Zip Code(s): 20152

New Listings

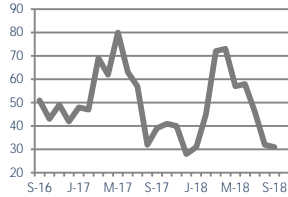
36



Down -32%
Vs. Year Ago

Current Contracts

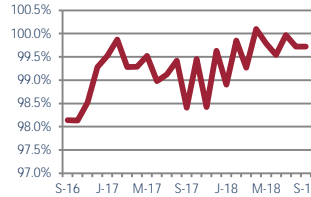
31



Down -21%
Vs. Year Ago

Sold Vs. List Price

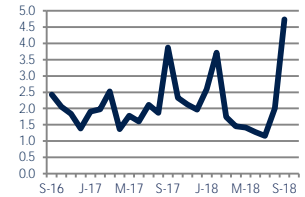
99.7%



Up 1.3%
Vs. Year Ago

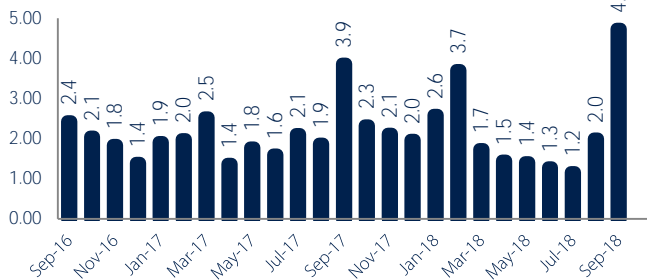
Months of Supply

4.7



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 4.7 months of supply available in Chantilly and South Riding, compared to 3.9 in September 2017. That is an increase of 22% versus a year ago.

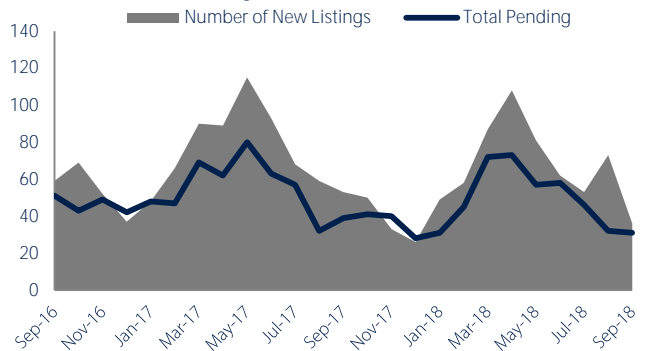
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

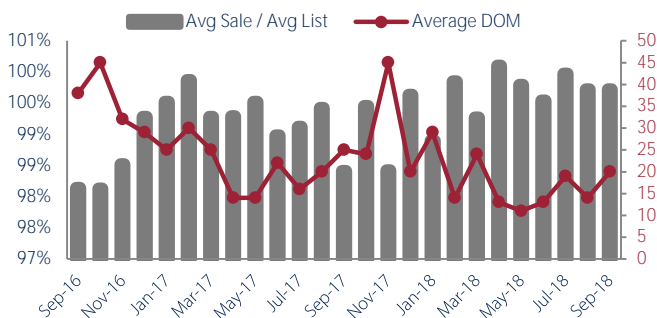
This month there were 36 homes newly listed for sale in Chantilly and South Riding compared to 53 in September 2017, a decrease of 32%.

There were 31 current contracts pending sale this September compared to 39 a year ago. The number of current contracts is 21% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Chantilly and South Riding was 99.7% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 25, a decrease of 20%.



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