



# The Long & Foster Market Minute™

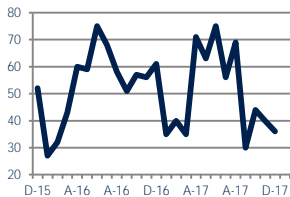
Focus On: Chantilly and South Riding Housing Market

December 2017

Zip Code(s): 20152

## Units Sold

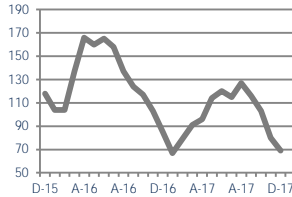
36



Down  
Vs. Year Ago

## Active Inventory

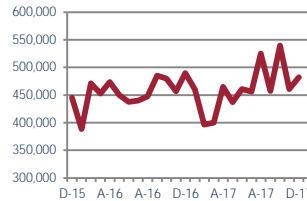
69



Down -19%  
Vs. Year Ago

## Median Sale Price

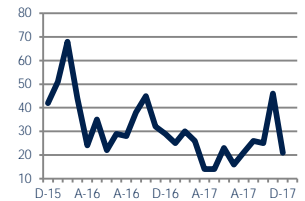
\$482,450



Down -2%  
Vs. Year Ago

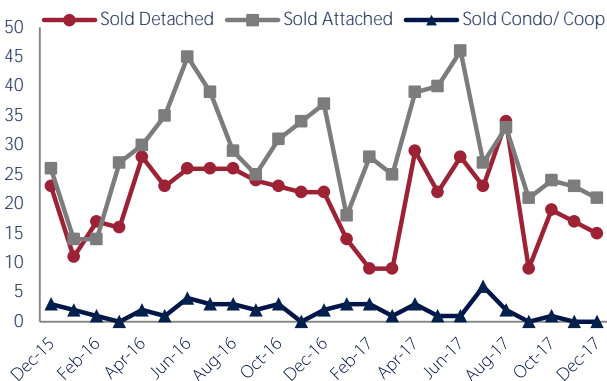
## Days On Market

21



Down -28%  
Vs. Year Ago

## Units Sold\*



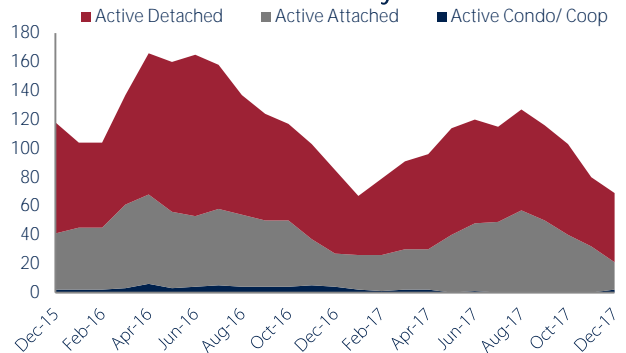
## Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 36 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 December 2016.

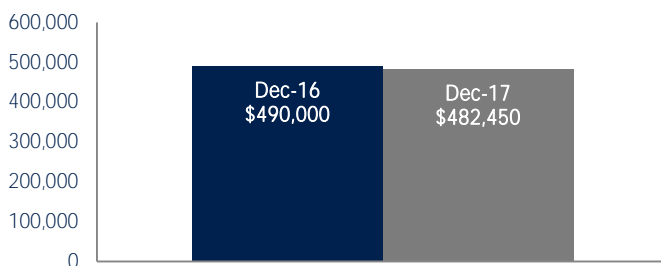
## Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 19%. The total number of active inventory this December was 69 compared to 85 in December 2016. This month's total of 69 is lower than the previous month's total supply of available inventory of 80, a decrease of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Chantilly and South Riding Homes was \$490,000. This December, the median sale price was \$482,450, a decrease of 2% or \$7,550 compared to last year. The current median sold price is 5% higher than in November.

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.



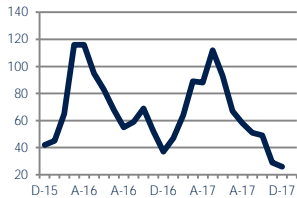
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20152

### New Listings

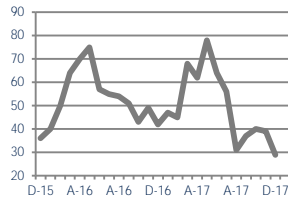
26



**Down -30%**  
Vs. Year Ago

### Current Contracts

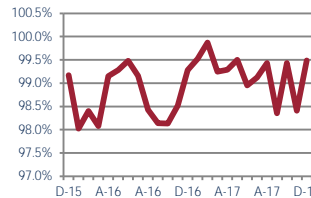
29



**Down -31%**  
Vs. Year Ago

### Sold Vs. List Price

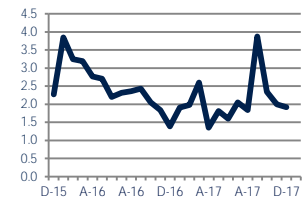
99.5%



**No Change**  
Vs. Year Ago

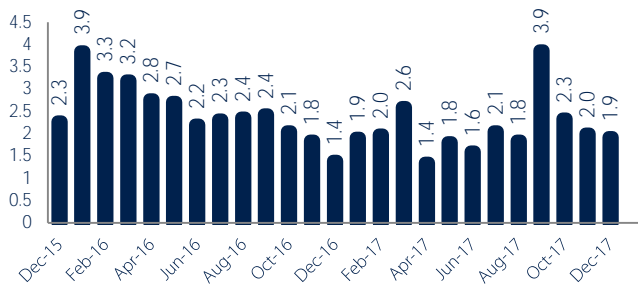
### Months of Supply

1.9



**Up 38%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

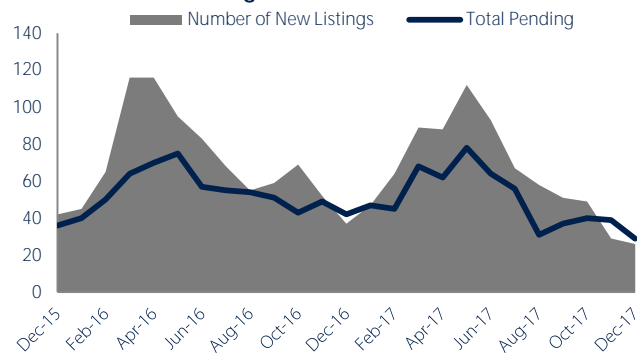
In December, there was 1.9 months of supply available in Chantilly and South Riding, compared to 1.4 in December 2016. That is an increase of 38% versus a year ago.

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.

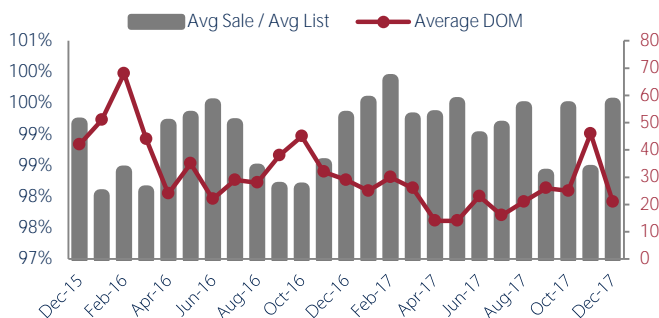
### New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Chantilly and South Riding compared to 37 in December 2016, a decrease of 30%. There were 29 current contracts pending sale this December compared to 42 a year ago. The number of current contracts is 31% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Chantilly and South Riding was 99.5% 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 21, lower than the average last year, which was 29, a decrease of 28%.



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