

THE LONG & FOSTER MARKET MINUTE™

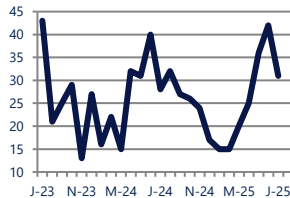
FOCUS ON: **SHILOH, MOUNTAIN VIEW, AND WESTERN STAFFORD HOUSING MARKET**

JULY 2025

Zip Code(s): 22556

Units Sold

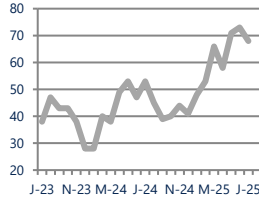
31



Up 11%
Vs. Year Ago

Active Inventory

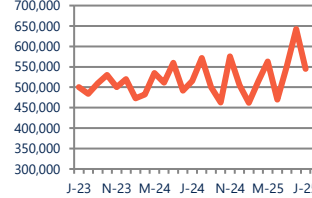
68



Up 28%
Vs. Year Ago

Median Sale Price

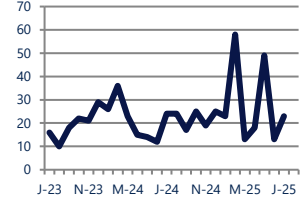
\$545,000



Up 6%
Vs. Year Ago

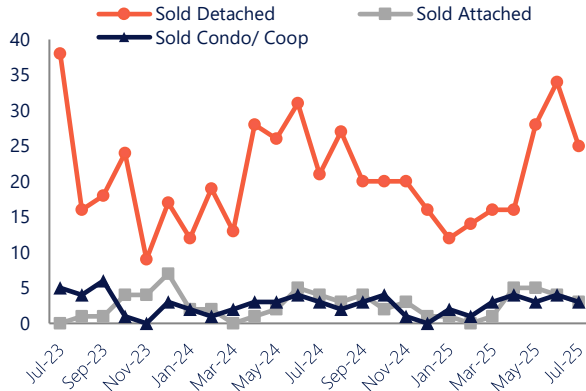
Days On Market

23



Down -4%
Vs. Year Ago

Units Sold*



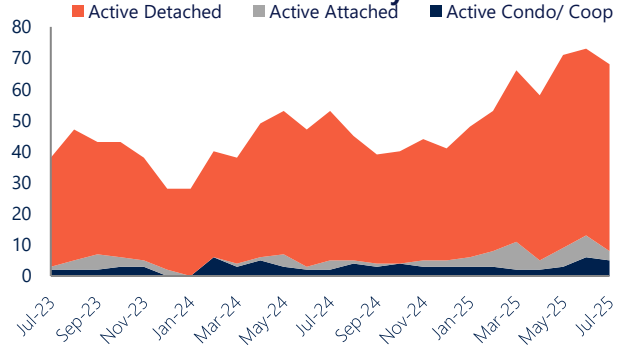
Units Sold

There was a decrease in total units sold in July, with 31 sold this month in Shiloh, Mountain View, and Western Stafford versus 42 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2024.

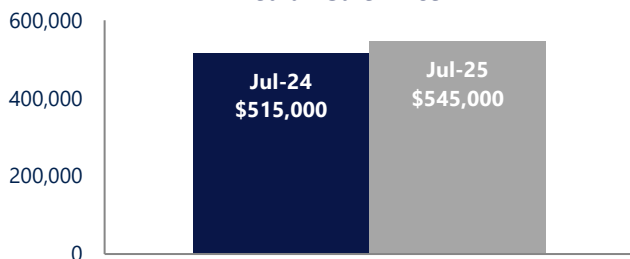
Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 28%. The total number of active inventory this July was 68 compared to 53 in July 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 73, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Shiloh, Mountain View, and Western Stafford Homes was \$515,000. This July, the median sale price was \$545,000, an increase of 6% or \$30,000 compared to last year. The current median sold price is 15% 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.

Shiloh, Mountain View, and Western Stafford are defined as properties listed in zip code/s 22556.

*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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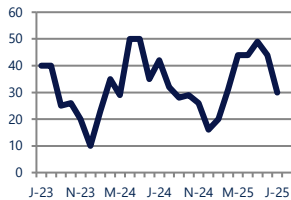
FOCUS ON: **SHILOH, MOUNTAIN VIEW, AND WESTERN STAFFORD HOUSING MARKET**

JULY 2025

Zip Code(s): 22556

New Listings

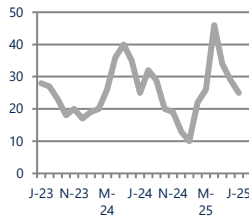
30



Down -29%
Vs. Year Ago

Current Contracts

25



No Change
Vs. Year Ago

Sold Vs. List Price

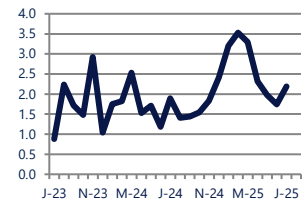
99.4%



Down -0.5%
Vs. Year Ago

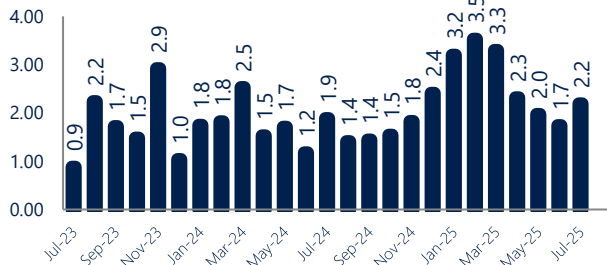
Months of Supply

2.2



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

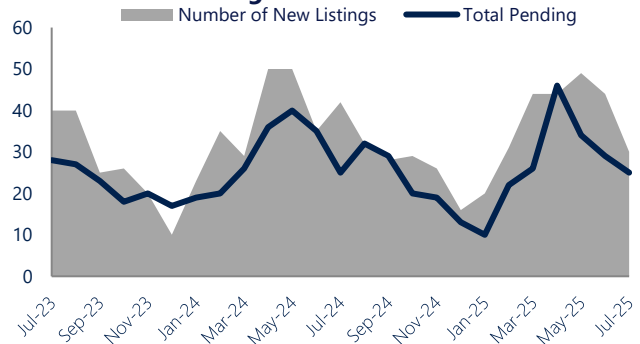
In July, there was 2.2 months of supply available in Shiloh, Mountain View, and Western Stafford, compared to 1.9 in July 2024. That is an increase of 16% versus a year ago.

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.

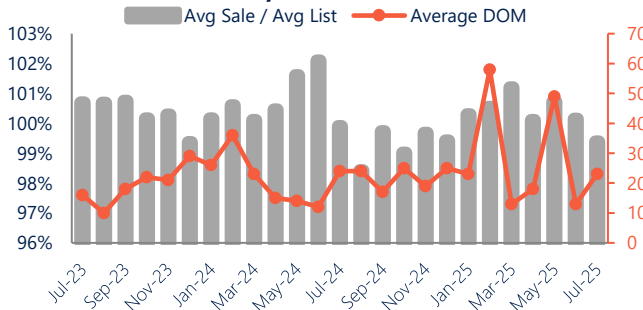
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Shiloh, Mountain View, and Western Stafford compared to 42 in July 2024, a decrease of 29%. There were 25 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 14% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Shiloh, Mountain View, and Western Stafford was 99.4% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 24, a decrease of 4%.

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