

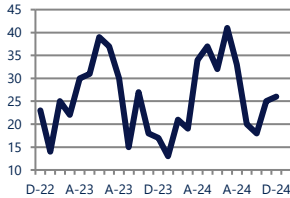
THE LONG & FOSTER MARKET MINUTE™

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

DECEMBER 2024

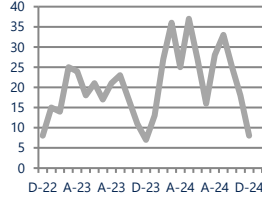
Zip Code(s): 20152

Units Sold
26



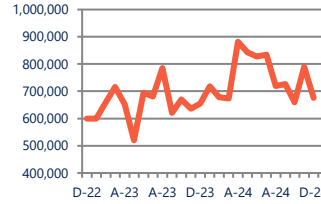
Up
Vs. Year Ago

Active Inventory
8



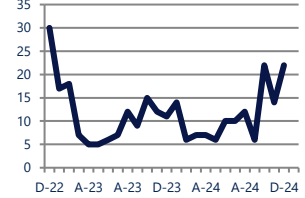
Up 14%
Vs. Year Ago

Median Sale Price
\$676,450

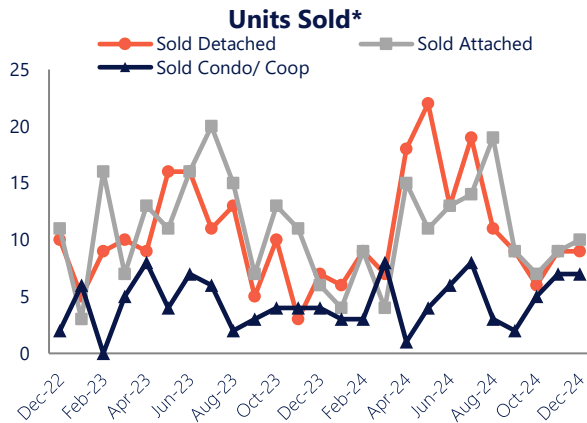


Up 3%
Vs. Year Ago

Days On Market
22

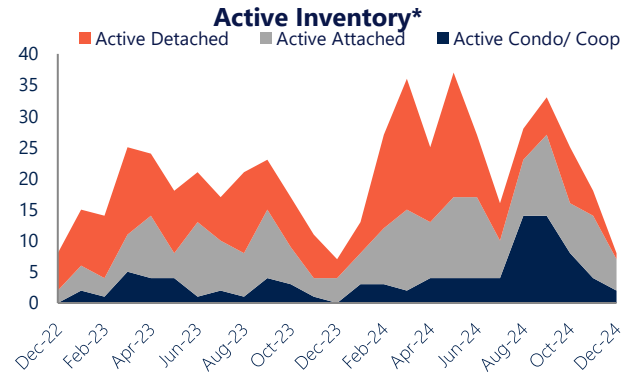


Up
Vs. Year Ago



Units Sold

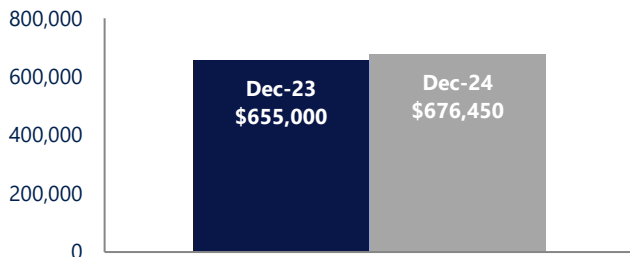
With relatively few transactions, there was an increase in total units sold in December, with 26 sold this month in Chantilly and South Riding. This month's total units sold was higher than at this time last year, an increase from December 2023.



Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 14%. The total number of active inventory this December was 8 compared to 7 in December 2023. This month's total of 8 is lower than the previous month's total supply of available inventory of 18, a decrease of 56%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Chantilly and South Riding Homes was \$655,000. This December, the median sale price was \$676,450, an increase of 3% or \$21,450 compared to last year. The current median sold price is 14% lower 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 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.

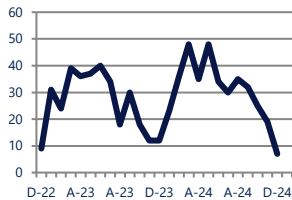
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHANTILLY AND SOUTH RIDING HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20152

New Listings

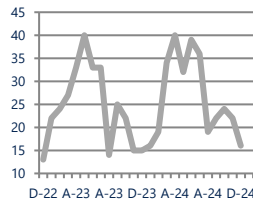
7



Down -42%
Vs. Year Ago

Current Contracts

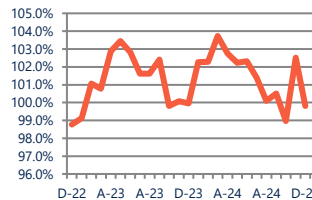
16



Up 7%
Vs. Year Ago

Sold Vs. List Price

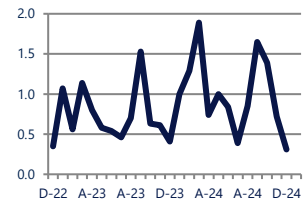
99.8%



No Change
Vs. Year Ago

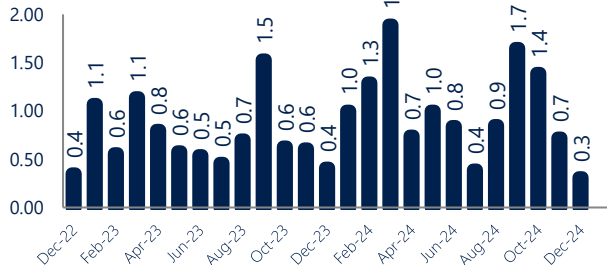
Months of Supply

0.3



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

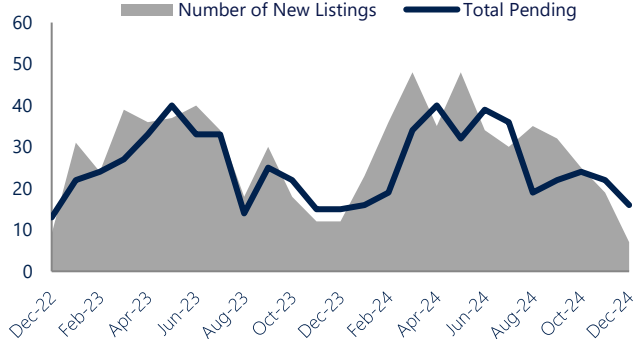
In December, there was 0.3 months of supply available in Chantilly and South Riding, compared to 0.4 in December 2023. That is a decrease of 25% versus a year ago.

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.

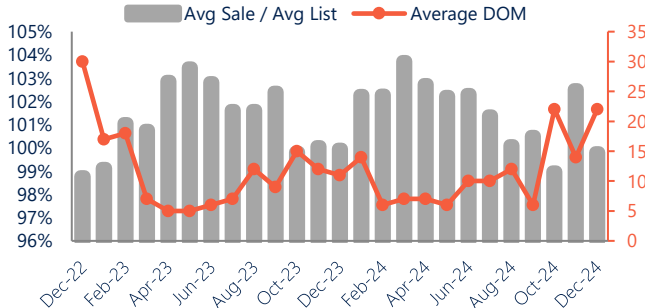
New Listings & Current Contracts

This month there were 7 homes newly listed for sale in Chantilly and South Riding compared to 12 in December 2023, a decrease of 42%. There were 16 current contracts pending sale this December compared to 15 a year ago. The number of current contracts is 7% higher 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 99.8% 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 22, higher than the average last year, which was 11. This increase was impacted by the limited number of sales.

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