

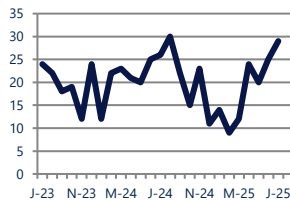
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHAMBERLAYNE HOUSING MARKET**

JULY 2025

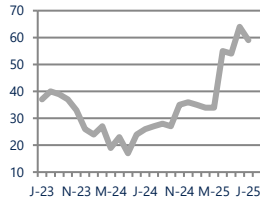
Zip Code(s): 23227

Units Sold 29



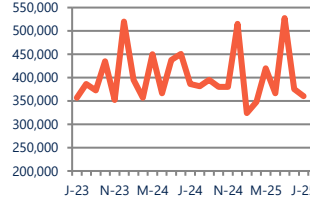
Up 12%
Vs. Year Ago

Active Inventory 59



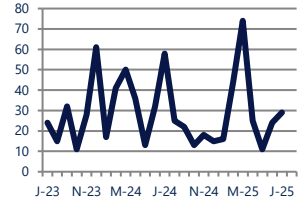
Up 127%
Vs. Year Ago

Median Sale Price \$360,000



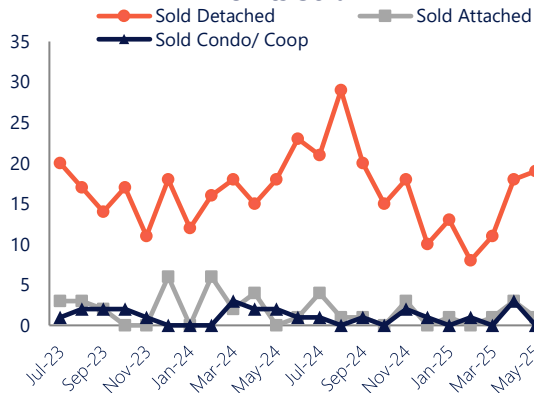
Down -7%
Vs. Year Ago

Days On Market 29



Down
Vs. Year Ago

Units Sold*



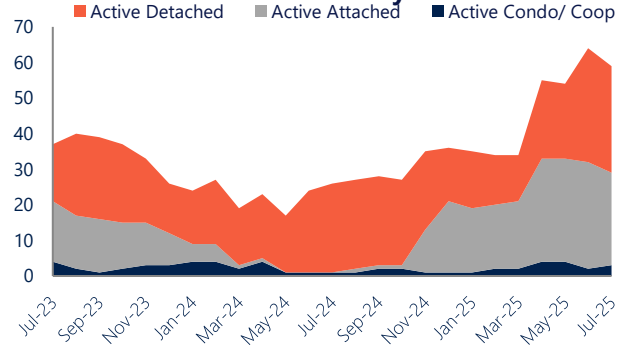
Units Sold

There was an increase in total units sold in July, with 29 sold this month in Chamberlayne versus 25 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2024.

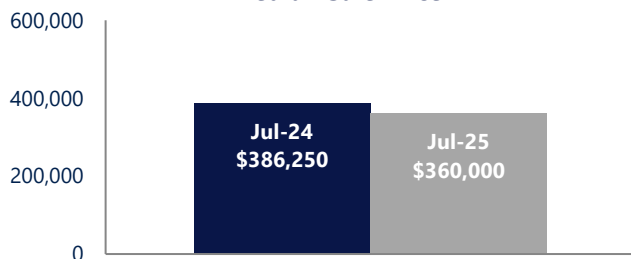
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 127%. The total number of active inventory this July was 59 compared to 26 in July 2024. This month's total of 59 is lower than the previous month's total supply of available inventory of 64, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chamberlayne Homes was \$386,250. This July, the median sale price was \$360,000, a decrease of 7% or \$26,250 compared to last year. The current median sold price is 4% 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.

Chamberlayne are defined as properties listed in zip code/s 23227.

*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 CVRMLS 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 CVRMLS or Long & Foster Real Estate, Inc.

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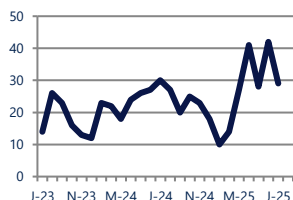
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JULY 2025

Zip Code(s): 23227

New Listings

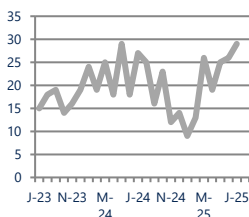
29



Down -3%
Vs. Year Ago

Current Contracts

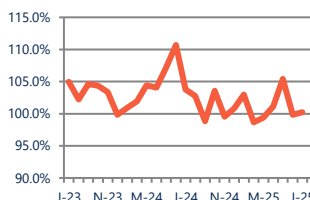
29



Up 7%
Vs. Year Ago

Sold Vs. List Price

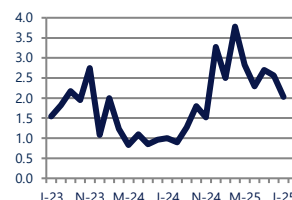
100.2%



Down -3.4%
Vs. Year Ago

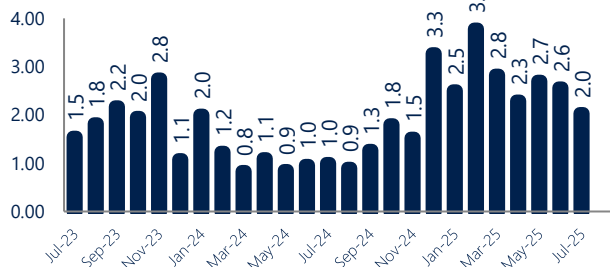
Months of Supply

2.0



Up 103%
Vs. Year Ago

Months Of Supply



Months of Supply

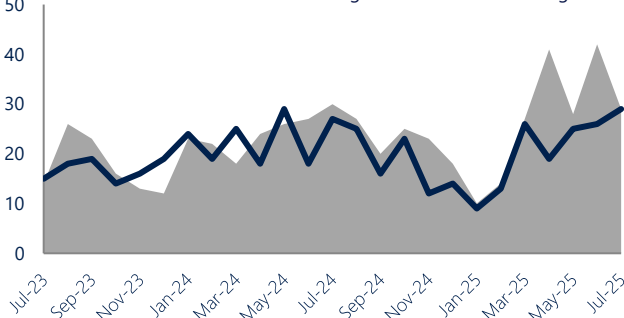
In July, there was 2.0 months of supply available in Chamberlayne, compared to 1.0 in July 2024. That is an increase of 103% versus a year ago.

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.

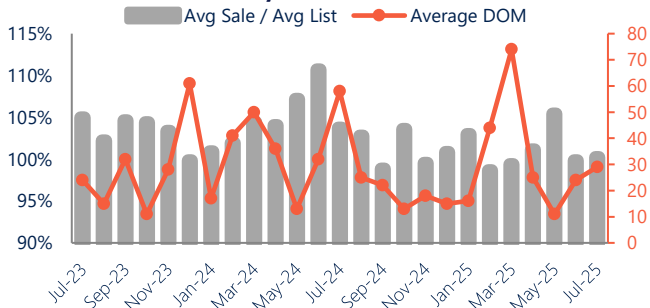
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Chamberlayne compared to 30 in July 2024, a decrease of 3%. There were 29 current contracts pending sale this July compared to 27 a year ago. The number of current contracts is 7% higher 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 Chamberlayne was 100.2% of the average list price, which is 3.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 58. This decrease was impacted by the limited number of sales.

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