



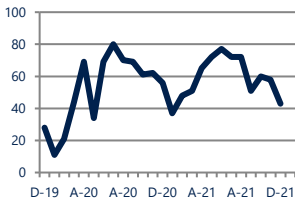
**Focus On: Chantilly and South Riding Housing Market**

December 2021

Zip Code(s): 20152

**Units Sold**

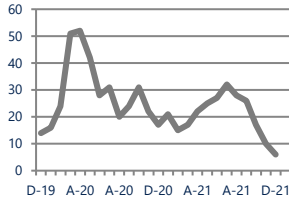
43



**Down -23%**  
Vs. Year Ago

**Active Inventory**

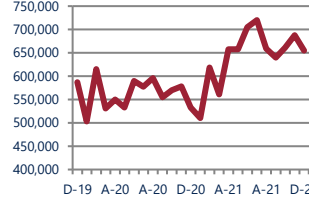
6



**Down -65%**  
Vs. Year Ago

**Median Sale Price**

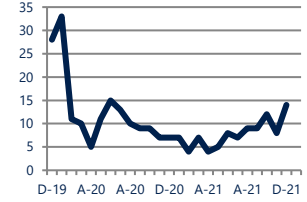
\$655,000



**Up 23%**  
Vs. Year Ago

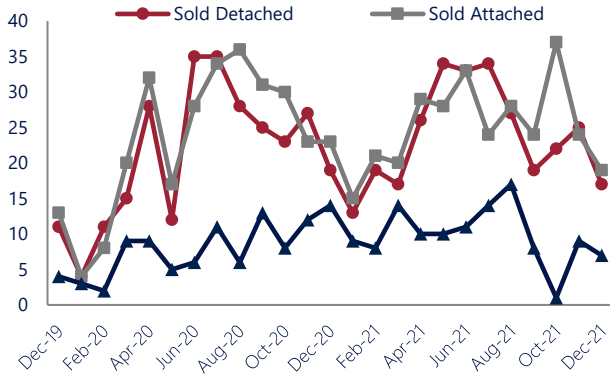
**Days On Market**

14



**Up 100%**  
Vs. Year Ago

**Units Sold\***



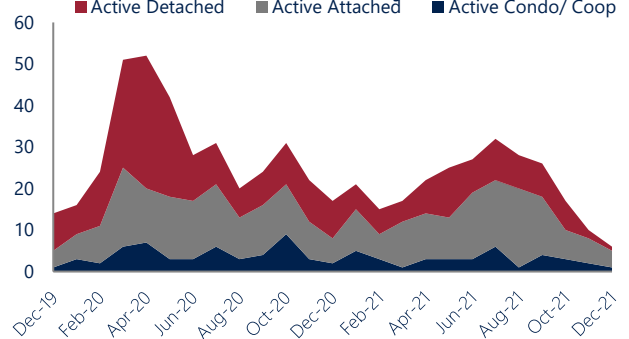
**Units Sold**

There was a decrease in total units sold in December, with 43 sold this month in Chantilly and South Riding versus 58 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 23% versus December 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 11 units or 65%. The total number of active inventory this December was 6 compared to 17 in December 2020. This month's total of 6 is lower than the previous month's total supply of available inventory of 10, a decrease of 40%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for Chantilly and South Riding Homes was \$532,500. This December, the median sale price was \$655,000, an increase of 23% or \$122,500 compared to last year. The current median sold price is 5% 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.

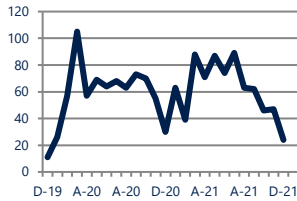




Zip Code(s): 20152

### New Listings

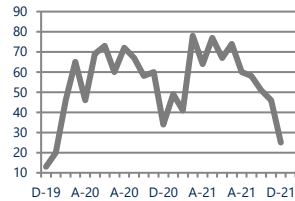
24



**Down -20%**  
Vs. Year Ago

### Current Contracts

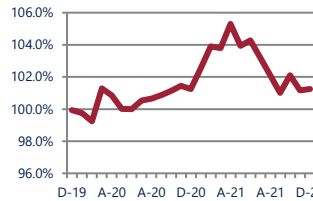
25



**Down -26%**  
Vs. Year Ago

### Sold Vs. List Price

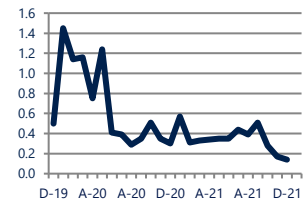
101.3%



**No Change**  
Vs. Year Ago

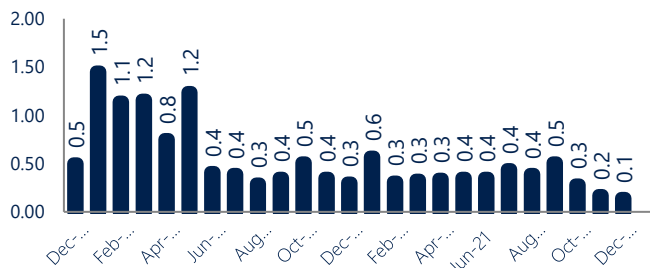
### Months of Supply

0.1



**Down -53%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

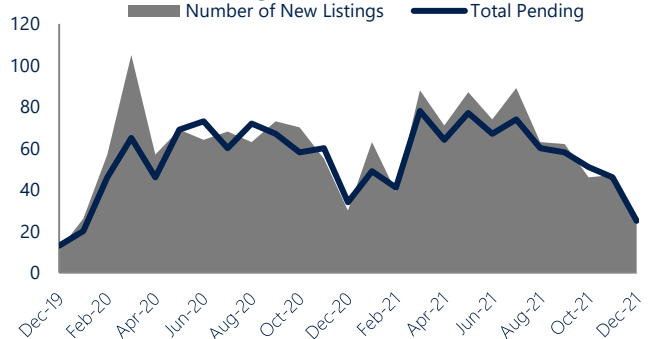
In December, there was 0.1 months of supply available in Chantilly and South Riding, compared to 0.3 in December 2020. That is a decrease of 54% versus a year ago.

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.

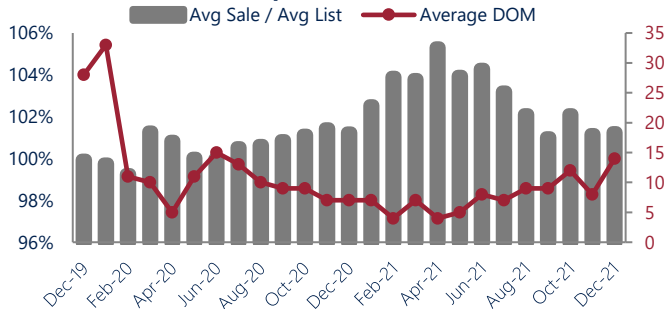
### New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Chantilly and South Riding compared to 30 in December 2020, a decrease of 20%. There were 25 current contracts pending sale this December compared to 34 a year ago. The number of current contracts is 26% 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 101.3% 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 14, higher than the average last year, which was 7, an increase of 100%.



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