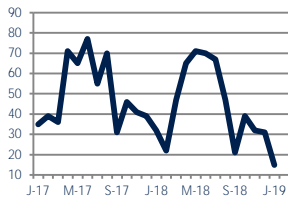


Zip Code(s): 20152

Units Sold

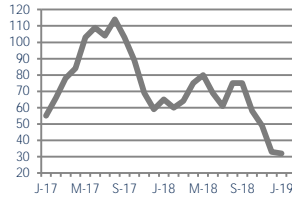
15



Down
Vs. Year Ago

Active Inventory

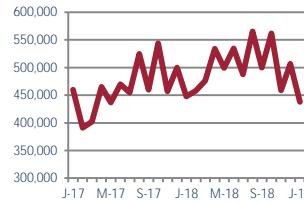
32



Down -51%
Vs. Year Ago

Median Sale Price

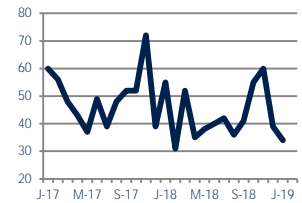
\$438,000



Down -2%
Vs. Year Ago

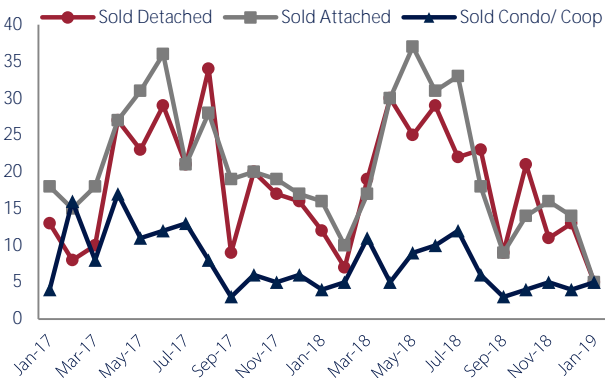
Days On Market

34



Down -38%
Vs. Year Ago

Units Sold*



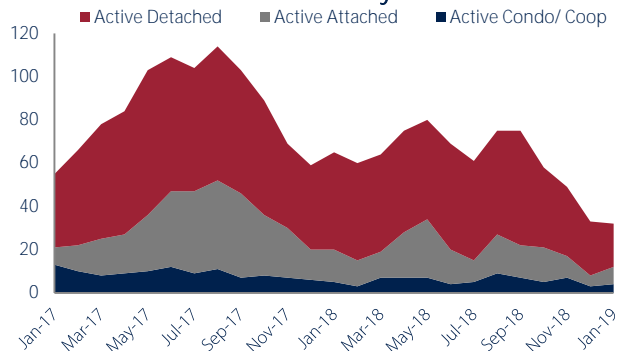
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 15 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 January 2018.

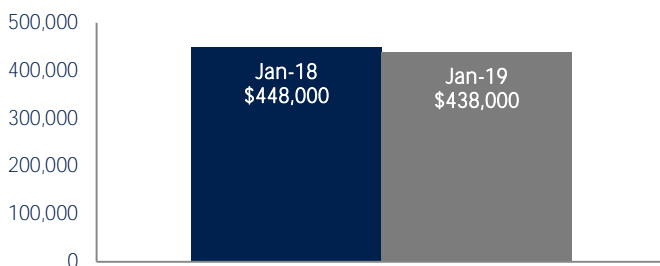
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 51%. The total number of active inventory this January was 32 compared to 65 in January 2018. This month's total of 32 is lower than the previous month's total supply of available inventory of 33, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Chantilly and South Riding Homes was \$448,000. This January, the median sale price was \$438,000, a decrease of 2% or \$10,000 compared to last year. The current median sold price is 14% lower than in December.

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.



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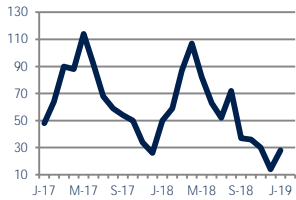
Focus On: Chantilly and South Riding Housing Market

January 2019

Zip Code(s): 20152

New Listings

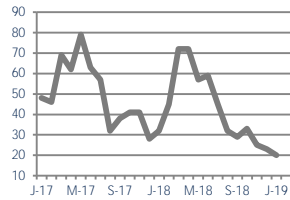
28



Down -44%
Vs. Year Ago

Current Contracts

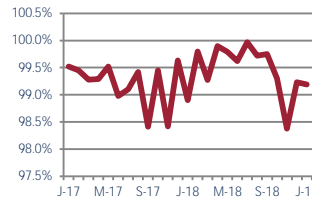
20



Down -38%
Vs. Year Ago

Sold Vs. List Price

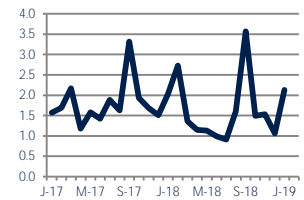
99.2%



No Change
Vs. Year Ago

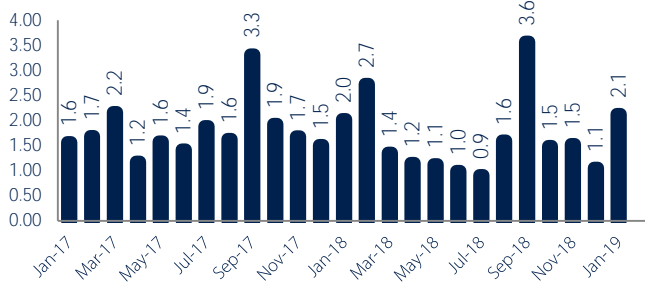
Months of Supply

2.1



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

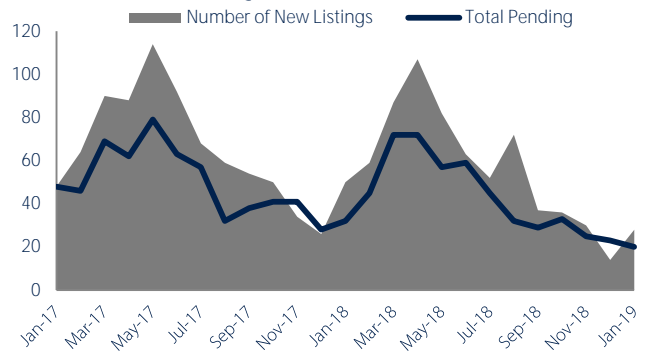
In January, there was 2.1 months of supply available in Chantilly and South Riding, compared to 2.0 in January 2018. That is an increase of 5% versus a year ago.

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.

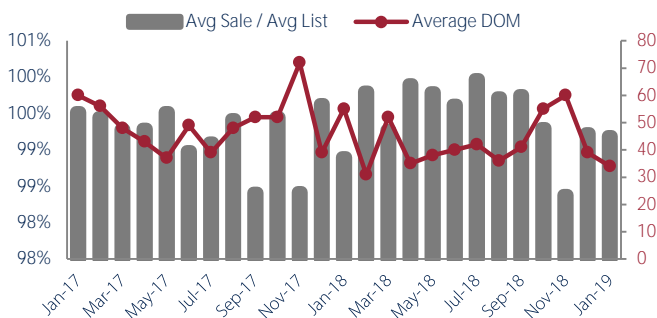
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Chantilly and South Riding compared to 50 in January 2018, a decrease of 44%. There were 20 current contracts pending sale this January compared to 32 a year ago. The number of current contracts is 38% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Chantilly and South Riding was 99.2% 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 34, lower than the average last year, which was 55, a decrease of 38%.



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