

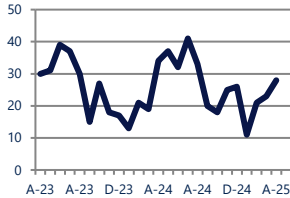
THE LONG & FOSTER MARKET MINUTE™

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

APRIL 2025

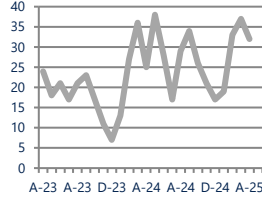
Zip Code(s): 20152

Units Sold
28



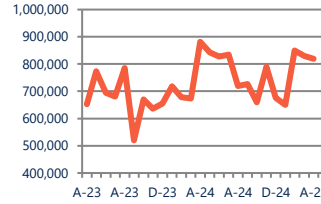
Down -18%
Vs. Year Ago

Active Inventory
32



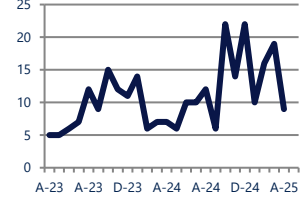
Up 28%
Vs. Year Ago

Median Sale Price
\$819,848



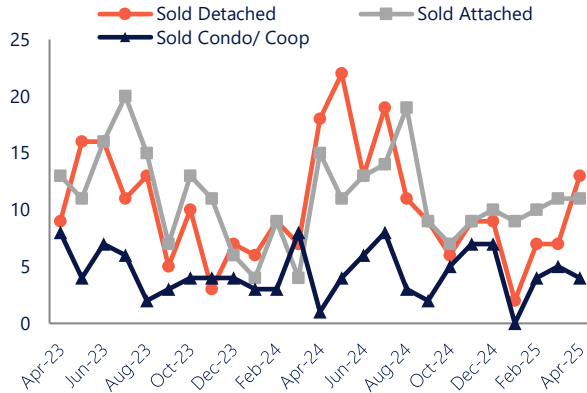
Down -7%
Vs. Year Ago

Days On Market
9



Up 29%
Vs. Year Ago

Units Sold*



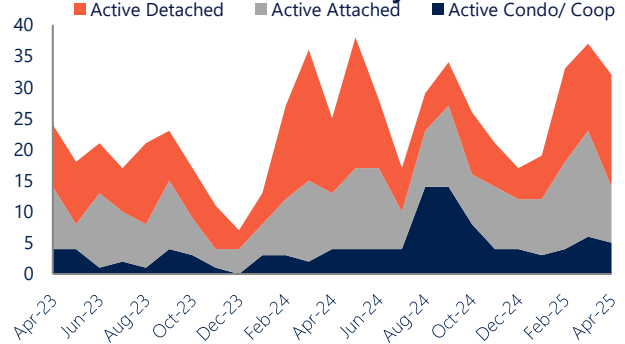
Units Sold

There was an increase in total units sold in April, with 28 sold this month in Chantilly and South Riding versus 23 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

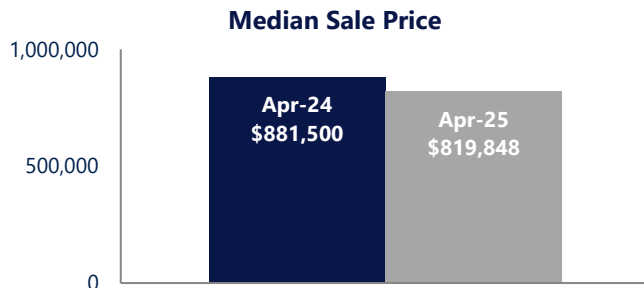
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 28%. The total number of active inventory this April was 32 compared to 25 in April 2024. This month's total of 32 is lower than the previous month's total supply of available inventory of 37, a decrease of 14%.

Active Inventory*



Median Sale Price



Last April, the median sale price for Chantilly and South Riding Homes was \$881,500. This April, the median sale price was \$819,848, a decrease of 7% or \$61,652 compared to last year. The current median sold price is 1% lower than in March.

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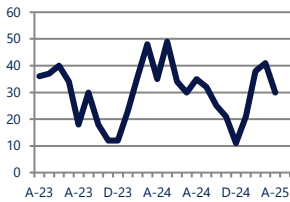
FOCUS ON: **CHANTILLY AND SOUTH RIDING HOUSING MARKET**

APRIL 2025

Zip Code(s): 20152

New Listings

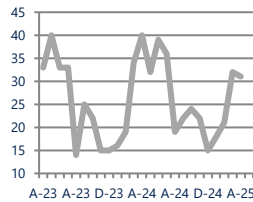
30



Down -14%
Vs. Year Ago

Current Contracts

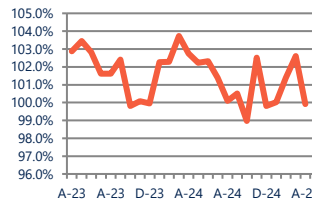
31



Down -22%
Vs. Year Ago

Sold Vs. List Price

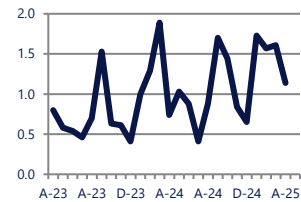
99.9%



Down -2.8%
Vs. Year Ago

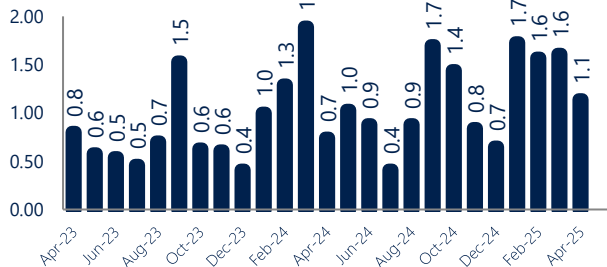
Months of Supply

1.1



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

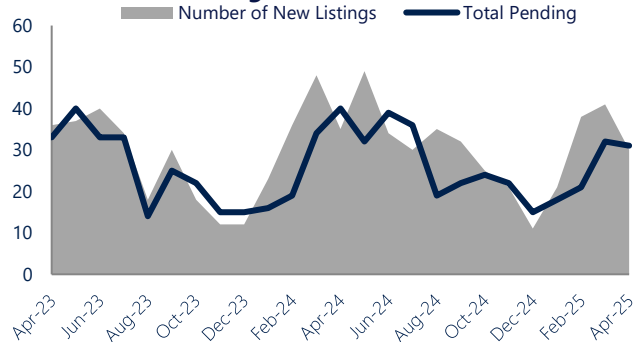
In April, there was 1.1 months of supply available in Chantilly and South Riding, compared to 0.7 in April 2024. That is an increase of 55% versus a year ago.

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.

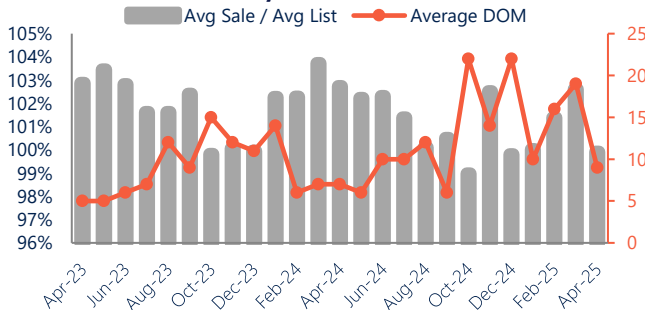
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Chantilly and South Riding compared to 35 in April 2024, a decrease of 14%. There were 31 current contracts pending sale this April compared to 40 a year ago. The number of current contracts is 23% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Chantilly and South Riding was 99.9% of the average list price, which is 2.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 9, higher than the average last year, which was 7, an increase of 29%.

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