

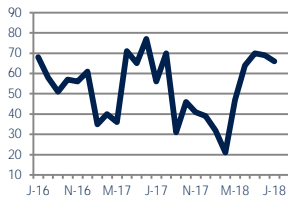
Focus On: Chantilly and South Riding Housing Market

July 2018

Zip Code(s): 20152

Units Sold

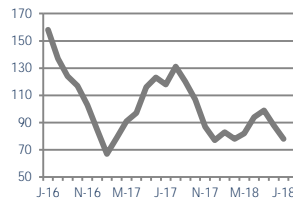
66



Up 18%
Vs. Year Ago

Active Inventory

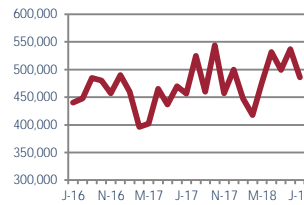
78



Down -34%
Vs. Year Ago

Median Sale Price

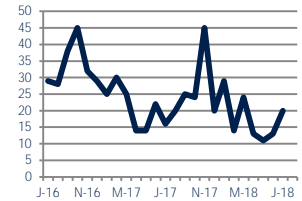
\$486,250



Up 7%
Vs. Year Ago

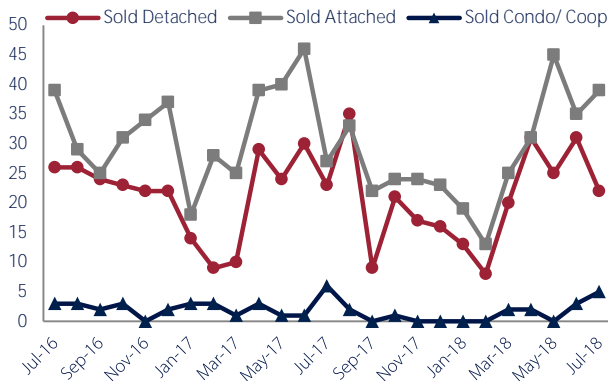
Days On Market

20



Up 25%
Vs. Year Ago

Units Sold*



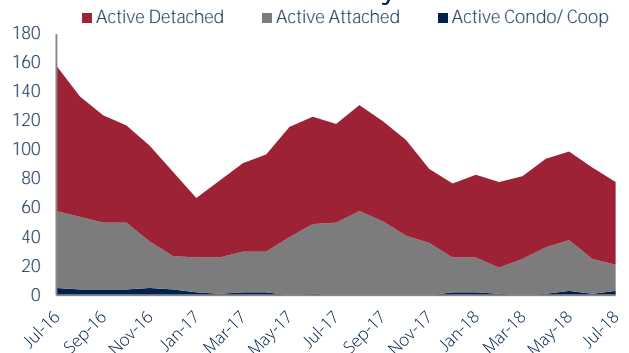
Units Sold

There was a decrease in total units sold in July, with 66 sold this month in Chantilly and South Riding versus 69 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 18% versus July 2017.

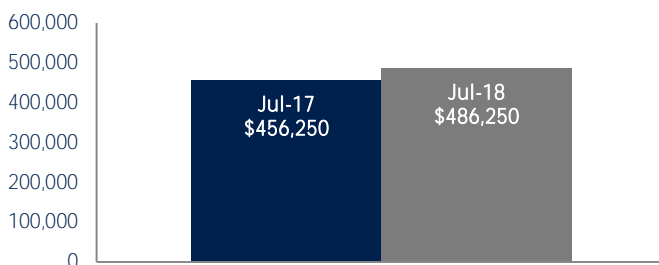
Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 34%. The total number of active inventory this July was 78 compared to 118 in July 2017. This month's total of 78 is lower than the previous month's total supply of available inventory of 88, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chantilly and South Riding Homes was \$456,250. This July, the median sale price was \$486,250, an increase of 7% or \$30,000 compared to last year. The current median sold price is 9% 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.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE





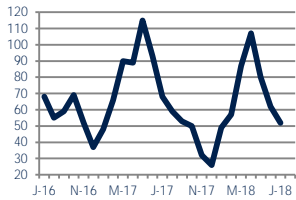
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July 2018

Zip Code(s): 20152

New Listings

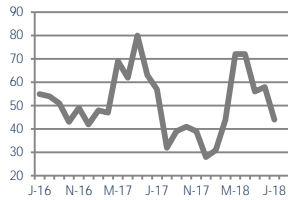
52



Down -24%
Vs. Year Ago

Current Contracts

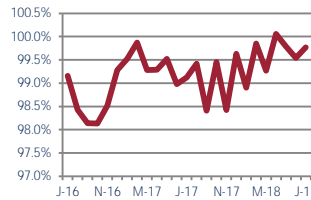
44



Down -23%
Vs. Year Ago

Sold Vs. List Price

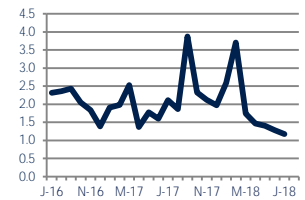
99.8%



Up 0.7%
Vs. Year Ago

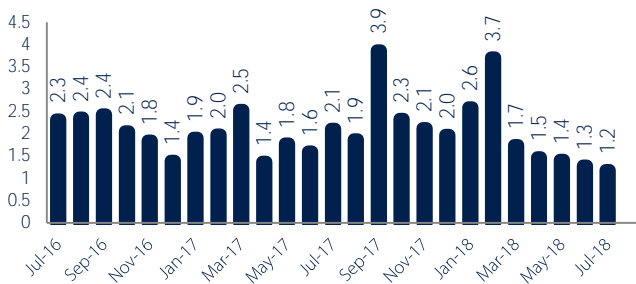
Months of Supply

1.2



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

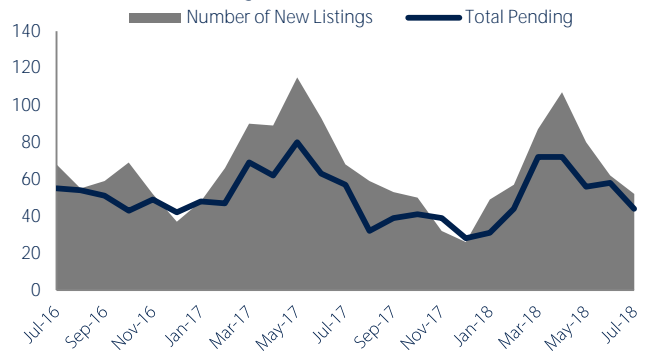
In July, there was 1.2 months of supply available in Chantilly and South Riding, compared to 2.1 in July 2017. That is a decrease of 44% versus a year ago.

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.

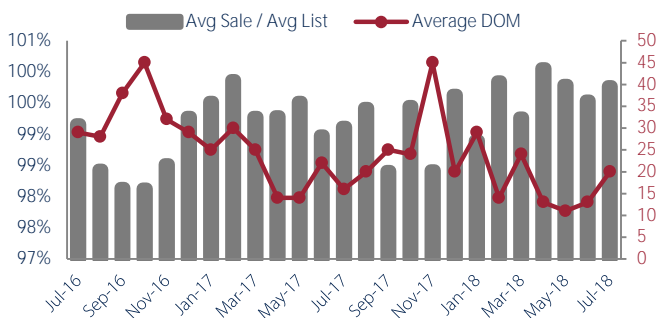
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Chantilly and South Riding compared to 68 in July 2017, a decrease of 24%. There were 44 current contracts pending sale this July compared to 57 a year ago. The number of current contracts is 23% lower 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 Chantilly and South Riding was 99.8% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 16, an increase of 25%.



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