

THE LONG & FOSTER MARKET MINUTE™

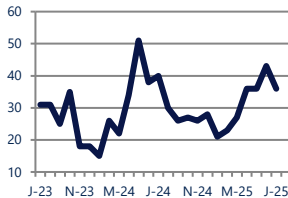
FOCUS ON: **KINGSTOWNE AND HAYFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22315

Units Sold

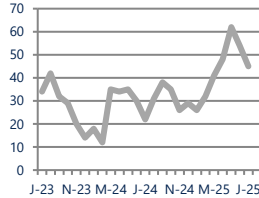
36



Down -10%
Vs. Year Ago

Active Inventory

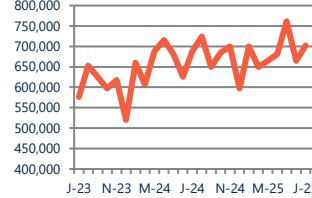
45



Up 105%
Vs. Year Ago

Median Sale Price

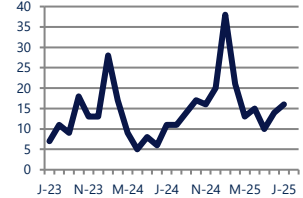
\$702,500



Up 2%
Vs. Year Ago

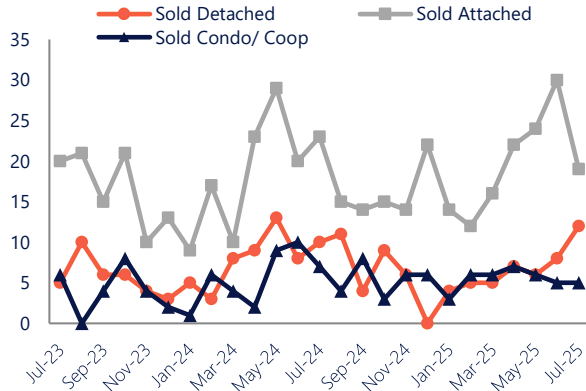
Days On Market

16



Up 45%
Vs. Year Ago

Units Sold*



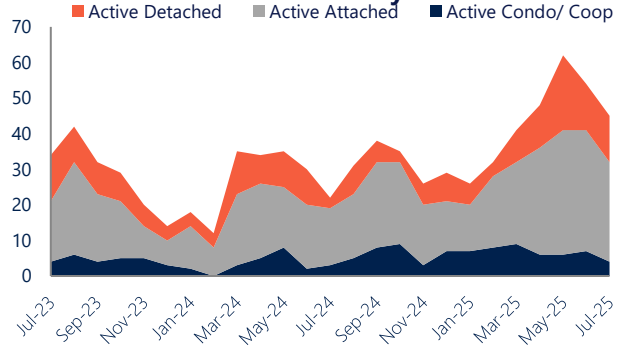
Units Sold

There was a decrease in total units sold in July, with 36 sold this month in Kingstowne and Hayfield versus 43 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

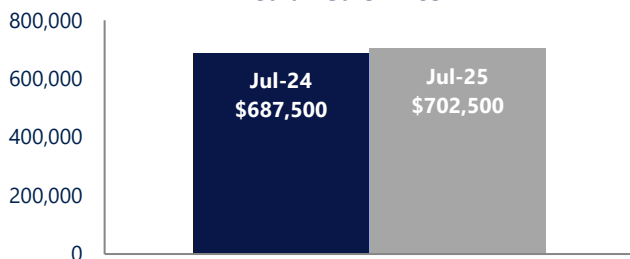
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 105%. The total number of active inventory this July was 45 compared to 22 in July 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 54, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Kingstowne and Hayfield Homes was \$687,500. This July, the median sale price was \$702,500, an increase of 2% or \$15,000 compared to last year. The current median sold price is 6% higher 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.

Kingstowne and Hayfield are defined as properties listed in zip code/s 22315.

*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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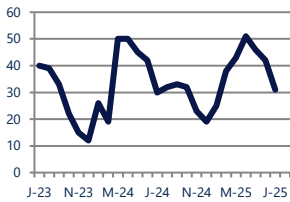
FOCUS ON: **KINGSTOWNE AND HAYFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 22315

New Listings

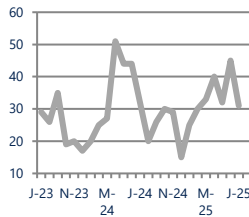
31



Up 3%
Vs. Year Ago

Current Contracts

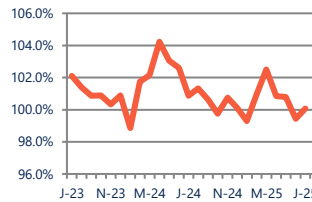
31



Down -3%
Vs. Year Ago

Sold Vs. List Price

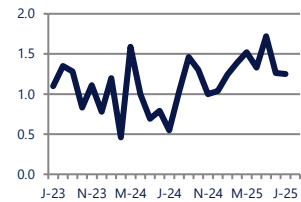
100.1%



Down -0.8%
Vs. Year Ago

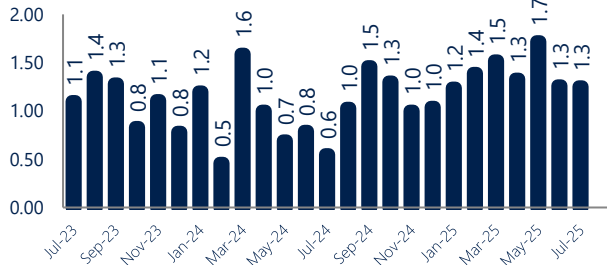
Months of Supply

1.3



Up 127%
Vs. Year Ago

Months Of Supply



Months of Supply

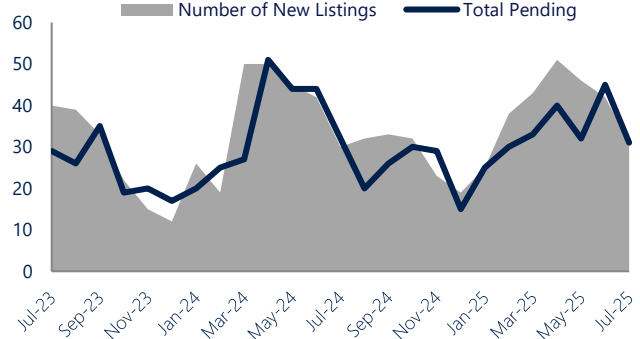
In July, there was 1.3 months of supply available in Kingstowne and Hayfield, compared to 0.6 in July 2024. That is an increase of 127% versus a year ago.

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.

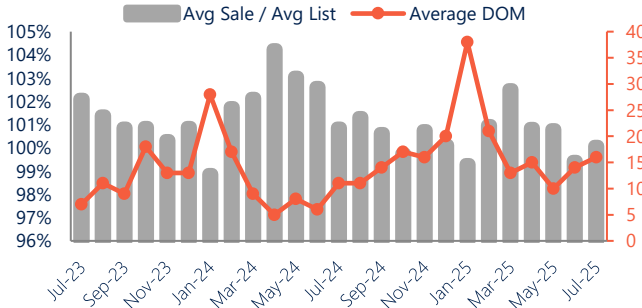
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Kingstowne and Hayfield compared to 30 in July 2024, an increase of 3%. There were 31 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 3% 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 Kingstowne and Hayfield was 100.1% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 11, an increase of 45%.

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