

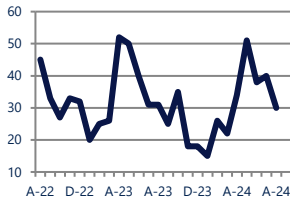
THE LONG & FOSTER MARKET MINUTE™

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

AUGUST 2024

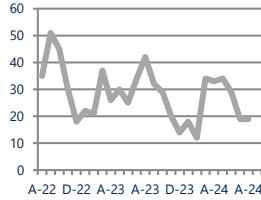
Zip Code(s): 22315

Units Sold
30



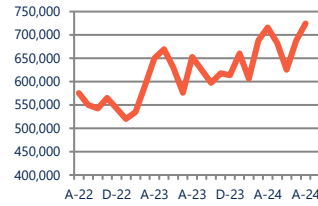
Down -3%
Vs. Year Ago

Active Inventory
19



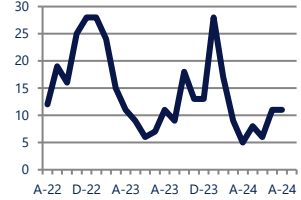
Down -55%
Vs. Year Ago

Median Sale Price
\$724,500



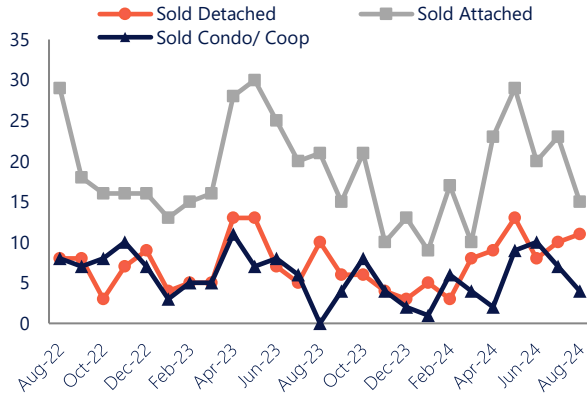
Up 11%
Vs. Year Ago

Days On Market
11



No Change
Vs. Year Ago

Units Sold*



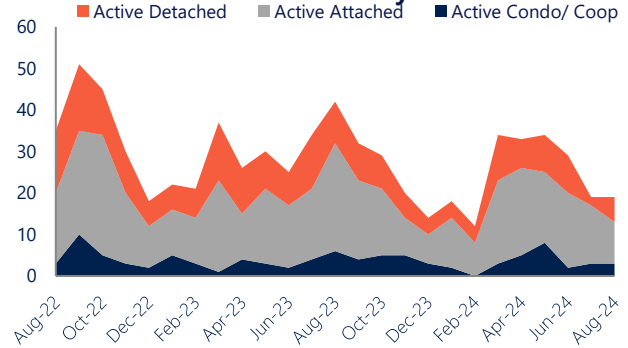
Units Sold

There was a decrease in total units sold in August, with 30 sold this month in Kingstowne and Hayfield versus 40 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 3% versus August 2023.

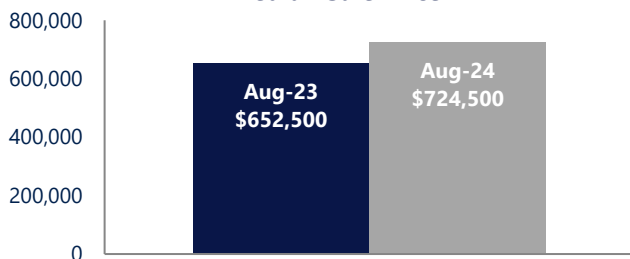
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 55%. The total number of active inventory this August was 19 compared to 42 in August 2023. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Kingstowne and Hayfield Homes was \$652,500. This August, the median sale price was \$724,500, an increase of 11% or \$72,000 compared to last year. The current median sold price is 5% higher than in July.

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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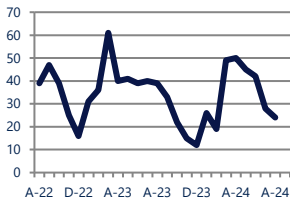
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AUGUST 2024

Zip Code(s): 22315

New Listings

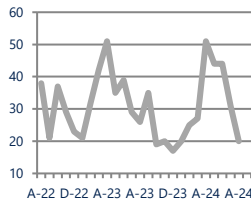
24



Down -38%
Vs. Year Ago

Current Contracts

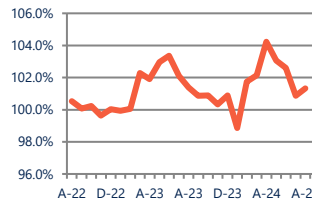
20



Down -23%
Vs. Year Ago

Sold Vs. List Price

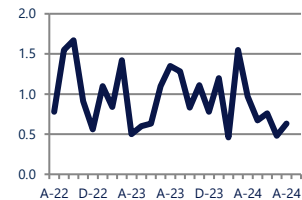
101.3%



No Change
Vs. Year Ago

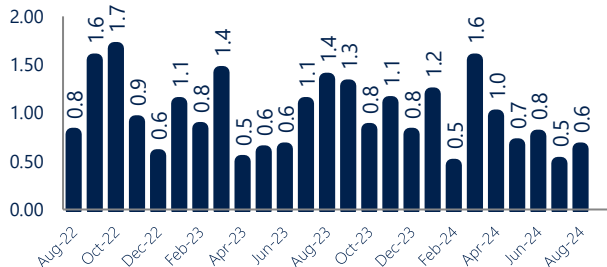
Months of Supply

0.6



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

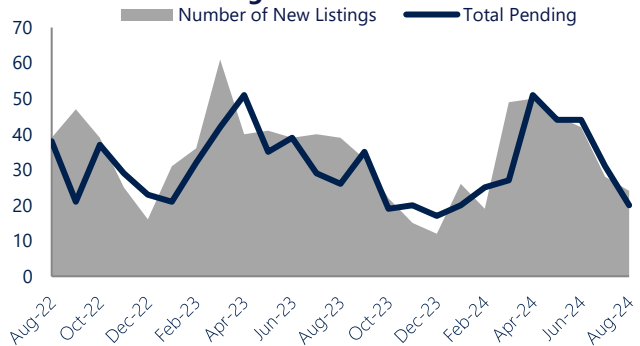
In August, there was 0.6 months of supply available in Kingstowne and Hayfield, compared to 1.4 in August 2023. That is a decrease of 53% versus a year ago.

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.

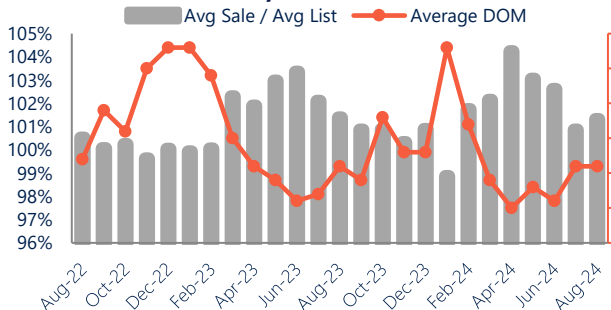
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Kingstowne and Hayfield compared to 39 in August 2023, a decrease of 38%. There were 20 current contracts pending sale this August compared to 26 a year ago. The number of current contracts is 23% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Kingstowne and Hayfield 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 11, which is similar compared to a year ago.

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