# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: KINGSTOWNE AND HAYFIELD HOUSING MARKET

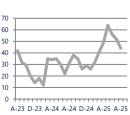
AUGUST 2025

Zip Code(s): 22315

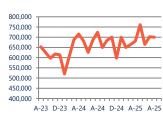




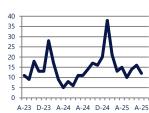
# Active Inventory 44



# Median Sale Price \$700,000



Days On Market

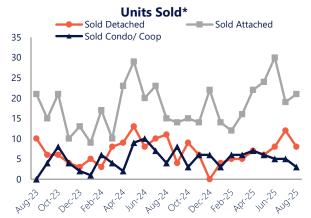


**Up 7%** Vs. Year Ago

Up 42% Vs. Year Ago

**Down -3%** Vs. Year Ago

**Up 9%** Vs. Year Ago

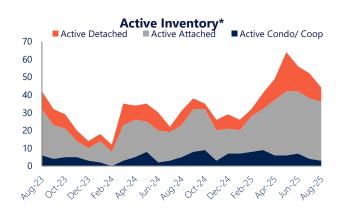


# **Units Sold**

There was a decrease in total units sold in August, with 32 sold this month in Kingstowne and Hayfield versus 36 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 7% versus August 2024.

# **Active Inventory**

Versus last year, the total number of homes available this month is higher by 13 units or 42%. The total number of active inventory this August was 44 compared to 31 in August 2024. This month's total of 44 is lower than the previous month's total supply of available inventory of 52, a decrease of 15%.





### **Median Sale Price**

Last August, the median sale price for Kingstowne and Hayfield Homes was \$724,500. This August, the median sale price was \$700,000, a decrease of 3% or \$24,500 compared to last year. The current median sold price is approximately the same as the median price 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.



# THE LONG & FOSTER

# MARKET MINUTE™

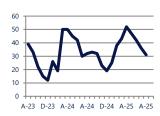
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# **New Listings**

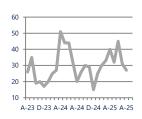
31



**Down -3%** Vs. Year Ago

## **Current Contracts**

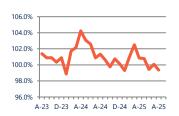
27



**Up 35%** Vs. Year Ago

# Sold Vs. List Price

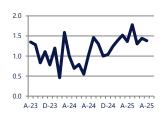
99.4%



Down -1.9% Vs. Year Ago

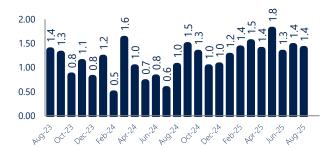
# **Months of Supply**

1.4



**Up 34%** Vs. Year Ago

### **Months Of Supply**



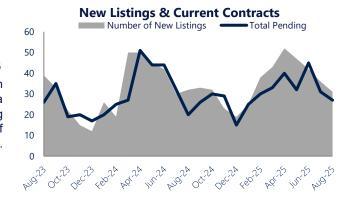
# **New Listings & Current Contracts**

This month there were 31 homes newly listed for sale in Kingstowne and Hayfield compared to 32 in August 2024, a decrease of 3%. There were 27 current contracts pending sale this August compared to 20 a year ago. The number of current contracts is 35% higher than last August.

# **Months of Supply**

In August, there was 1.4 months of supply available in Kingstowne and Hayfield, compared to 1.0 in August 2024. That is an increase of 33% 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.





# Sale Price to List Price Ratio

In August, the average sale price in Kingstowne and Hayfield was 99.4% of the average list price, which is 2.0% lower than at this time last year.

# **Days On Market**

This month, the average number of days on market was 12, higher than the average last year, which was 11, an increase of 9%.

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