

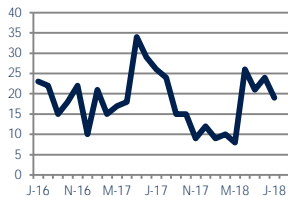
Focus On: Chevy Chase DC Housing Market

July 2018

Zip Code(s): 20015

Units Sold

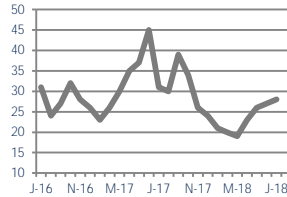
19



Down -27%
Vs. Year Ago

Active Inventory

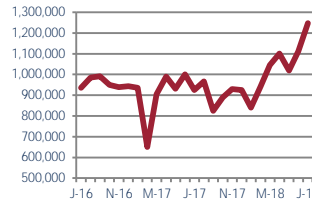
28



Down -10%
Vs. Year Ago

Median Sale Price

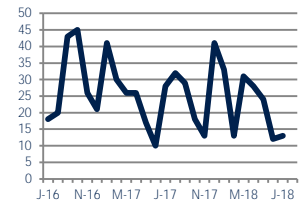
\$1,247,500



Up
Vs. Year Ago

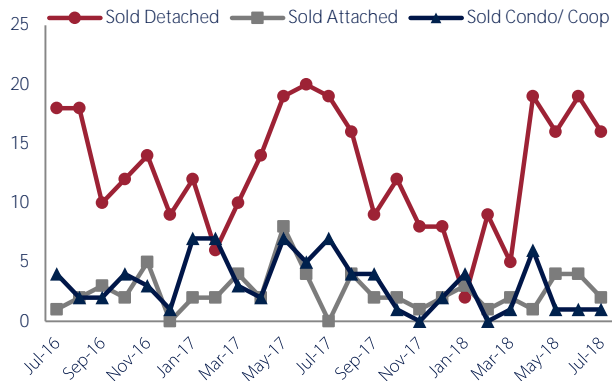
Days On Market

13



Down
Vs. Year Ago

Units Sold*



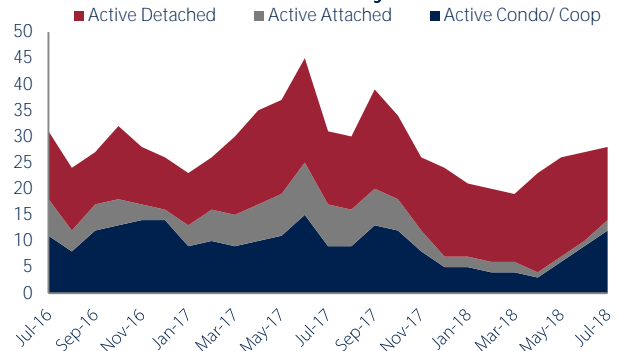
Units Sold

There was a decrease in total units sold in July, with 19 sold this month in Chevy Chase DC versus 24 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 27% versus July 2017.

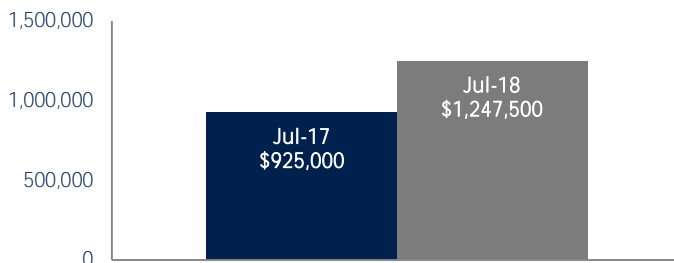
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 10%. The total number of active inventory this July was 28 compared to 31 in July 2017. This month's total of 28 is higher than the previous month's total supply of available inventory of 27, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Chevy Chase DC Homes was \$925,000. This July, the median sale price was \$1,247,500, an increase of \$322,500 compared to last year. The current median sold price is 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.

Chevy Chase DC is defined as properties in zip code 20015.

*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



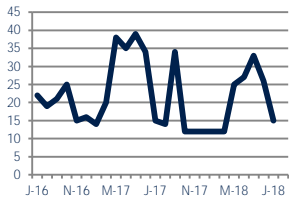
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July 2018

Zip Code(s): 20015

New Listings

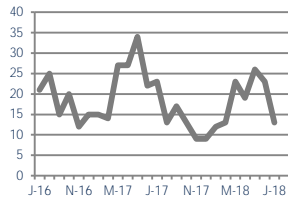
15



No Change
Vs. Year Ago

Current Contracts

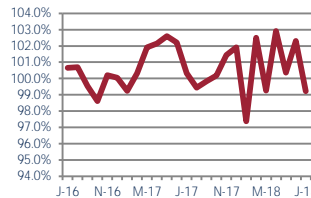
13



Down -43%
Vs. Year Ago

Sold Vs. List Price

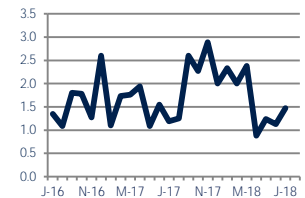
99.2%



Down -1.1%
Vs. Year Ago

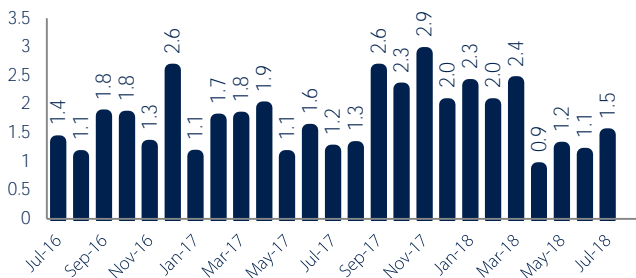
Months of Supply

1.5



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

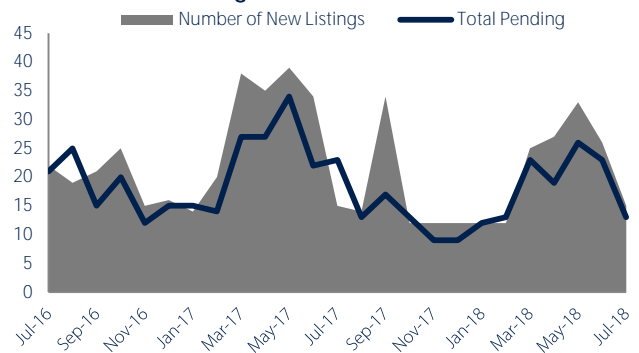
In July, there was 1.5 months of supply available in Chevy Chase DC, compared to 1.2 in July 2017. That is an increase of 24% versus a year ago.

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.

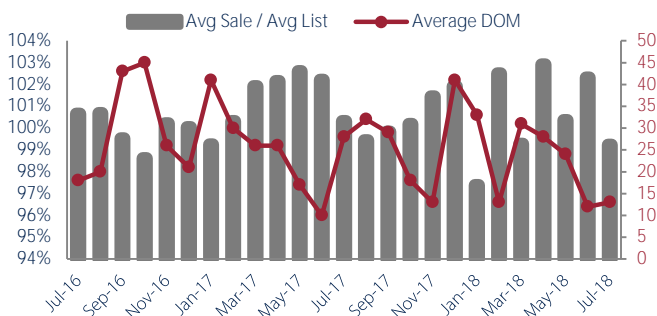
New Listings & Current Contracts

This month there were 15 homes newly listed for sale in Chevy Chase DC, which is similar to the amount in July 2017. There were 13 current contracts pending sale this July compared to 23 a year ago. The number of current contracts is 43% 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 Chevy Chase DC was 99.2% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 28. This decrease was impacted by the limited number of sales.



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