

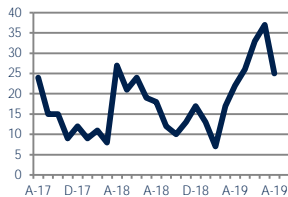
Focus On: Chevy Chase DC Housing Market

August 2019

Zip Code(s): 20015

Units Sold

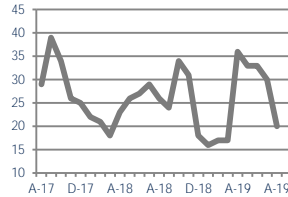
25



Up
Vs. Year Ago

Active Inventory

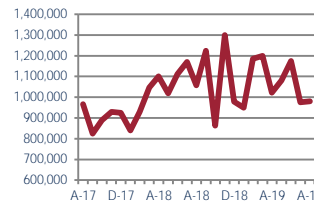
20



Down -23%
Vs. Year Ago

Median Sale Price

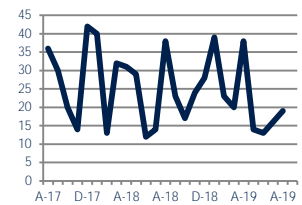
\$980,000



Down -7%
Vs. Year Ago

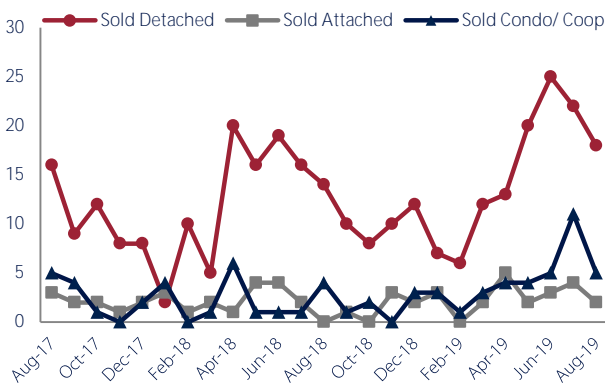
Days On Market

19



Down
Vs. Year Ago

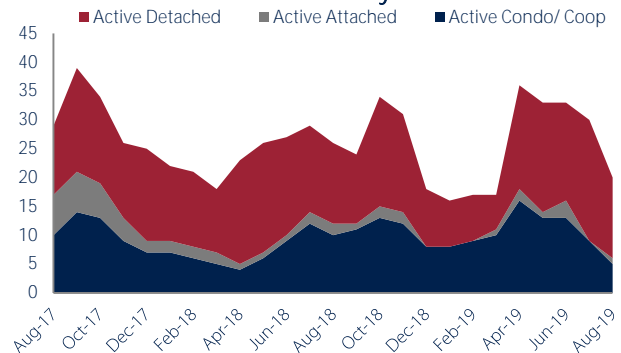
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in August, with 25 sold this month in Chevy Chase DC. This month's total units sold was higher than at this time last year, an increase from August 2018.

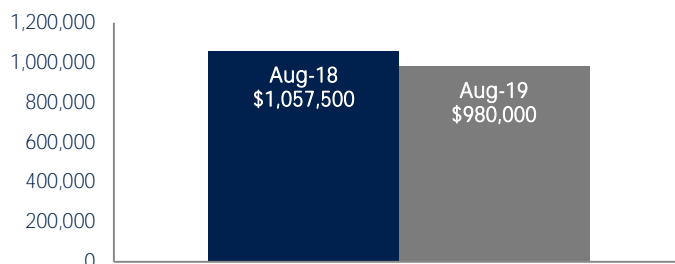
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 23%. The total number of active inventory this August was 20 compared to 26 in August 2018. This month's total of 20 is lower than the previous month's total supply of available inventory of 30, a decrease of 33%.

Median Sale Price



Median Sale Price

Last August, the median sale price for Chevy Chase DC Homes was \$1,057,500. This August, the median sale price was \$980,000, a decrease of 7% or \$77,500 compared to last year. The current median sold price is 1% 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.

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 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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





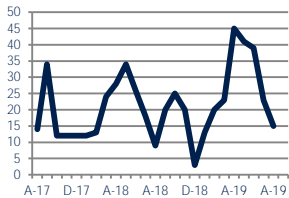
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Zip Code(s): 20015

New Listings

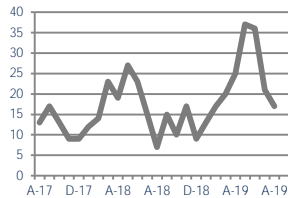
15



Up 67%
Vs. Year Ago

Current Contracts

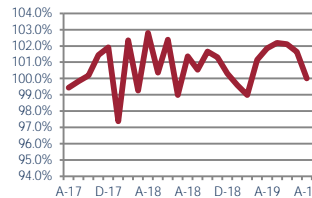
17



Up 143%
Vs. Year Ago

Sold Vs. List Price

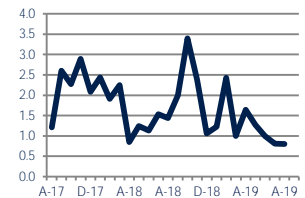
100.0%



Down -1.3%
Vs. Year Ago

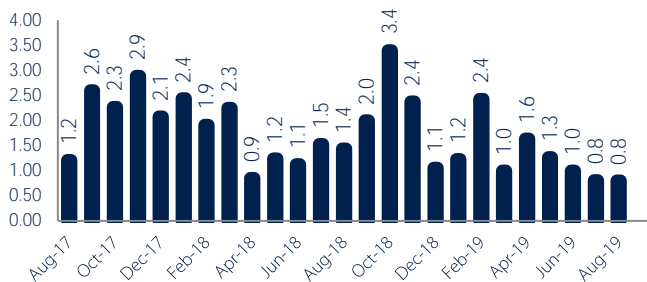
Months of Supply

0.8



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

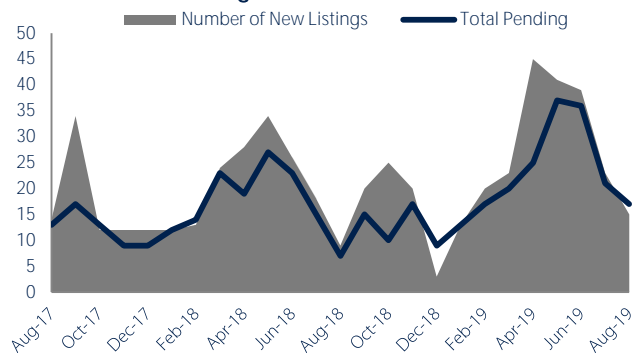
In August, there was 0.8 months of supply available in Chevy Chase DC, compared to 1.4 in August 2018. That is a decrease of 45% versus a year ago.

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.

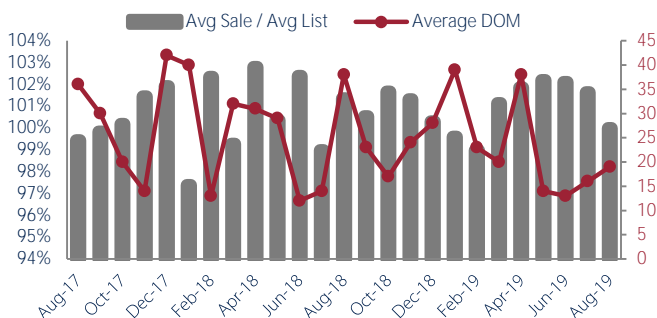
New Listings & Current Contracts

This month there were 15 homes newly listed for sale in Chevy Chase DC compared to 9 in August 2018, an increase of 67%. There were 17 current contracts pending sale this August compared to 7 a year ago. The number of current contracts is 143% higher 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 Chevy Chase DC was 100.0% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 38. This decrease was impacted by the limited number of sales.



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