

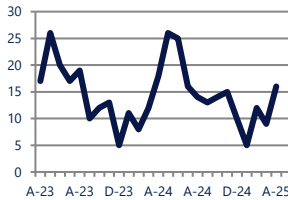
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHEVY CHASE DC HOUSING MARKET**

APRIL 2025

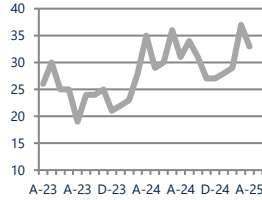
Zip Code(s): 20015

Units Sold
16



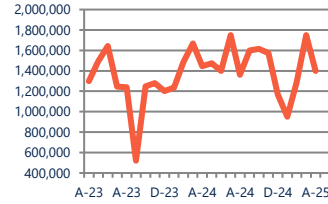
Down
Vs. Year Ago

Active Inventory
33



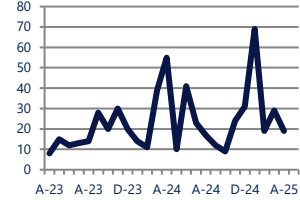
Down -6%
Vs. Year Ago

Median Sale Price
\$1,400,000

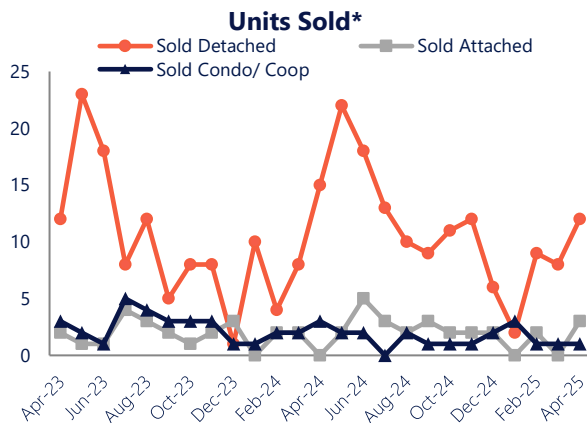


Down -3%
Vs. Year Ago

Days On Market
19



Down
Vs. Year Ago

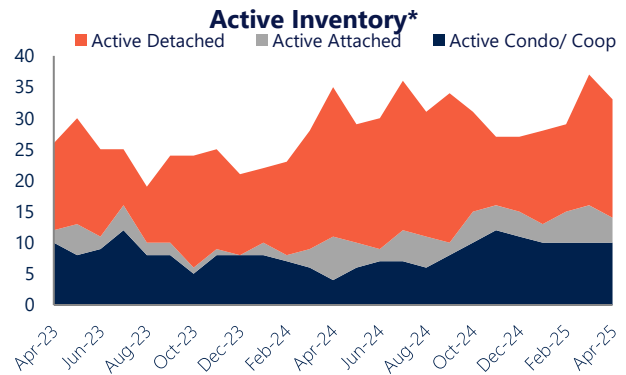


Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 16 sold this month in Chevy Chase DC. This month's total units sold was lower than at this time last year, a decrease from April 2024.

Active Inventory

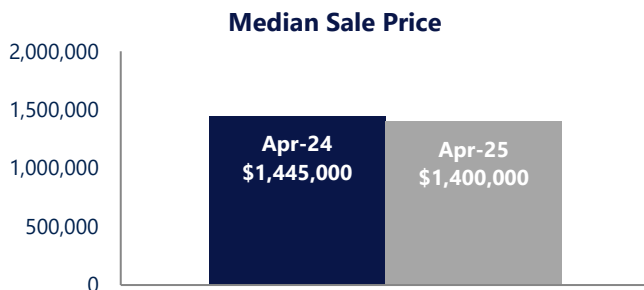
Versus last year, the total number of homes available this month is lower by 2 units or 6%. The total number of active inventory this April was 33 compared to 35 in April 2024. This month's total of 33 is lower than the previous month's total supply of available inventory of 37, a decrease of 11%.



Median Sale Price

Last April, the median sale price for Chevy Chase DC Homes was \$1,445,000. This April, the median sale price was \$1,400,000, a decrease of 3% or \$45,000 compared to last year. The current median sold price is 20% lower than in March.

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.

THE LONG & FOSTER MARKET MINUTE™

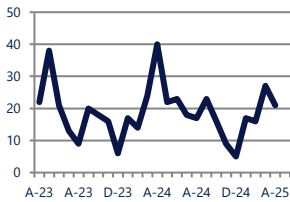
FOCUS ON: **CHEVY CHASE DC HOUSING MARKET**

APRIL 2025

Zip Code(s): 20015

New Listings

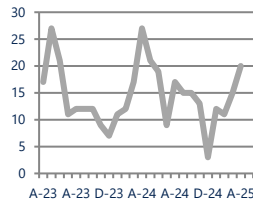
21



Down -48%
Vs. Year Ago

Current Contracts

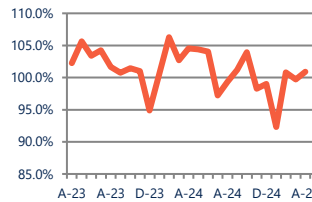
20



Down -26%
Vs. Year Ago

Sold Vs. List Price

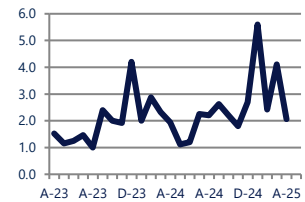
100.9%



Down -3.5%
Vs. Year Ago

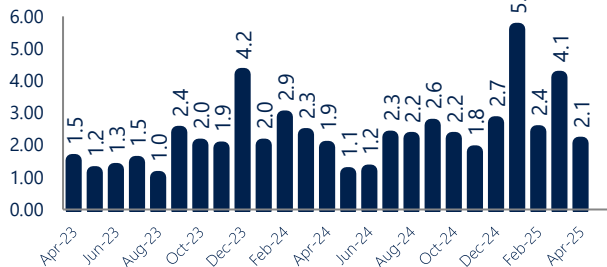
Months of Supply

2.1



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

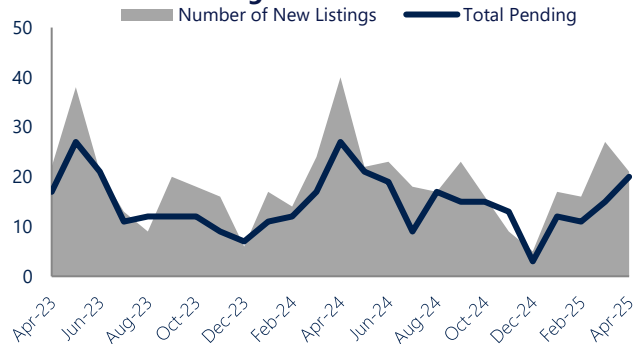
In April, there was 2.1 months of supply available in Chevy Chase DC, compared to 1.9 in April 2024. That is an increase of 6% versus a year ago.

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.

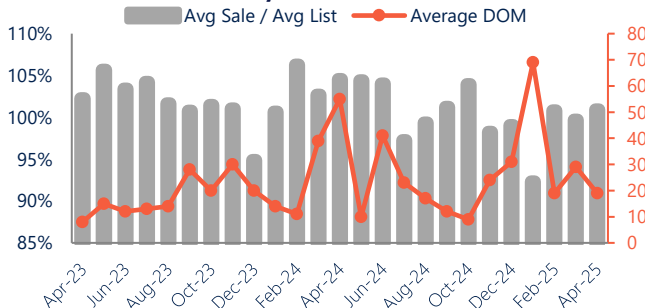
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Chevy Chase DC compared to 40 in April 2024, a decrease of 48%. There were 20 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 26% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Chevy Chase DC was 100.9% of the average list price, which is 3.6% 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 55. This decrease was impacted by the limited number of sales.

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.