



The Long & Foster Market Minute™

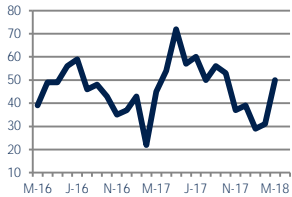
Focus On: Chesapeake Beach, North Beach, and Dunkirk Housing Market

March 2018

Zip Code(s): 20732, 20689, 20714, 20754 and 20736

Units Sold

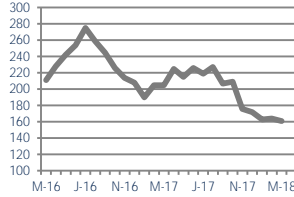
50



Up 11%
Vs. Year Ago

Active Inventory

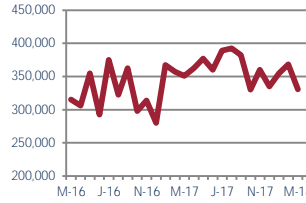
161



Down -21%
Vs. Year Ago

Median Sale Price

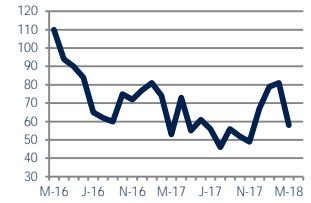
\$330,500



Down -6%
Vs. Year Ago

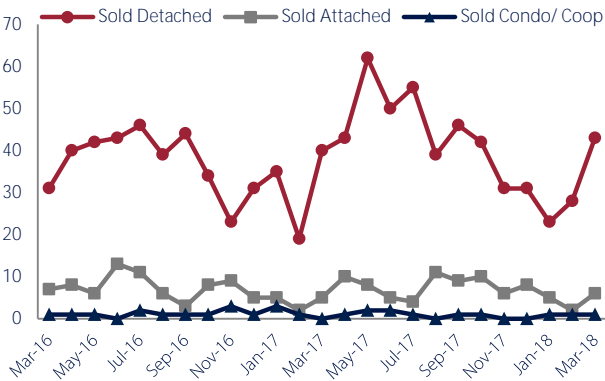
Days On Market

58



Up 9%
Vs. Year Ago

Units Sold*



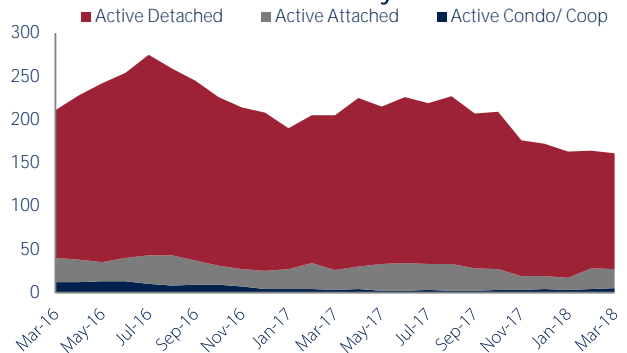
Units Sold

There was an increase in total units sold in March, with 50 sold this month in Chesapeake Beach, North Beach, and Dunkirk. This month's total units sold was higher than at this time last year.

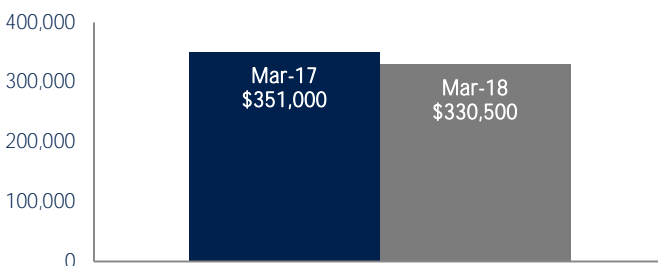
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 21%. The total number of active inventory this March was 161 compared to 205 in March 2017. This month's total of 161 is lower than the previous month's total supply of available inventory of 164, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$351,000. This March, the median sale price was \$330,500, a decrease of 6% or \$20,500 compared to last year. The current median sold price is 10% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Chesapeake Beach, North Beach, and Dunkirk are defined as properties listed in zip code/s 20732, 20689, 20714, 20754 and 20736.

*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.



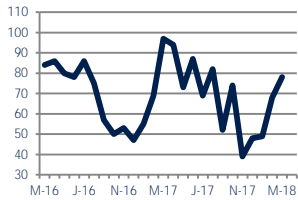
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 20732, 20689, 20714, 20754 and 20736

New Listings

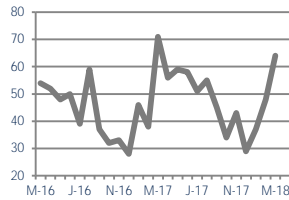
78



Down -20%
Vs. Year Ago

Current Contracts

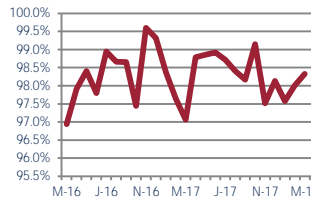
64



Down -10%
Vs. Year Ago

Sold Vs. List Price

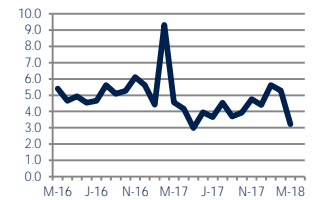
98.3%



Up 1.3%
Vs. Year Ago

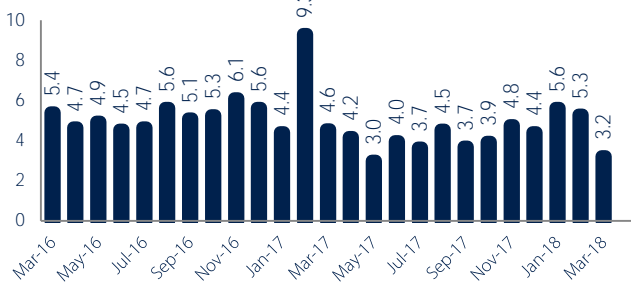
Months of Supply

3.2



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

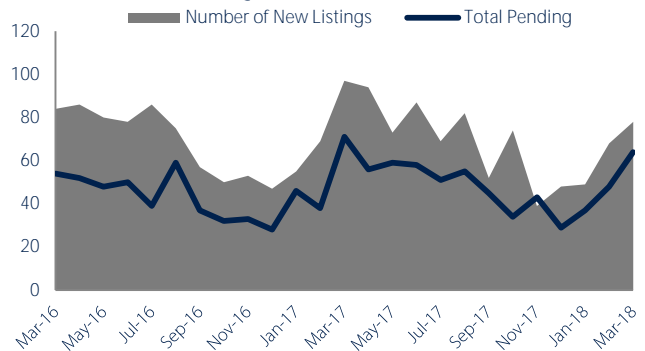
In March, there was 3.2 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 4.6 in March 2017. That is a decrease of 29% versus a year ago.

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.

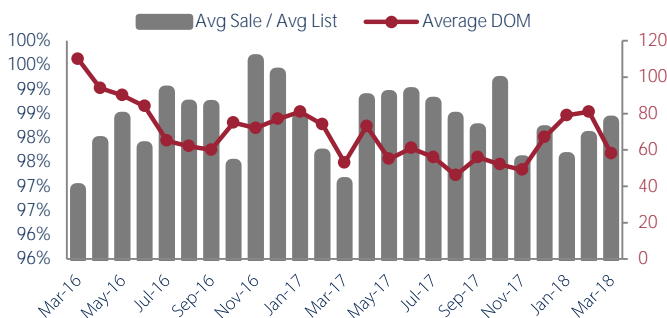
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 97 in March 2017, a decrease of 20%. There were 64 current contracts pending sale this March compared to 71 a year ago. The number of current contracts is 10% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Chesapeake Beach, North Beach, and Dunkirk was 98.3% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, higher than the average last year, which was 53, an increase of 9%.



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