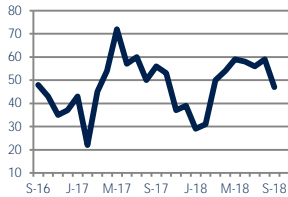


Zip Code(s): 20732, 20689, 20714, 20754 and 20736

Units Sold

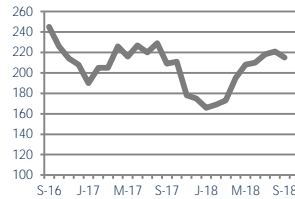
47



Down -16%
Vs. Year Ago

Active Inventory

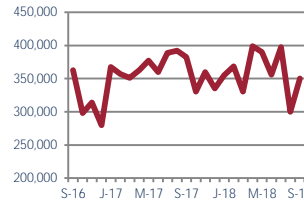
215



Up 3%
Vs. Year Ago

Median Sale Price

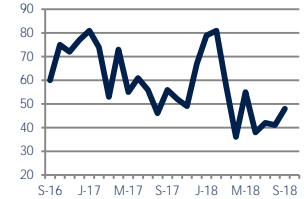
\$350,000



Down -8%
Vs. Year Ago

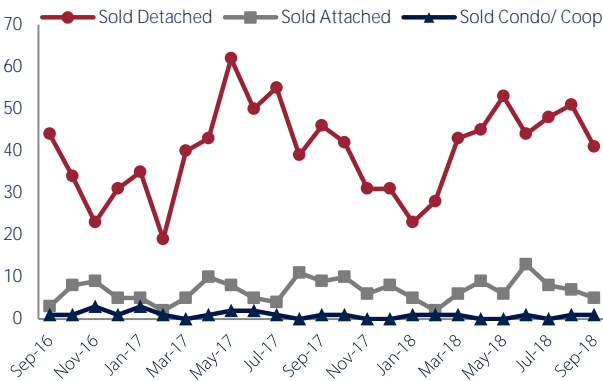
Days On Market

48



Down -14%
Vs. Year Ago

Units Sold*



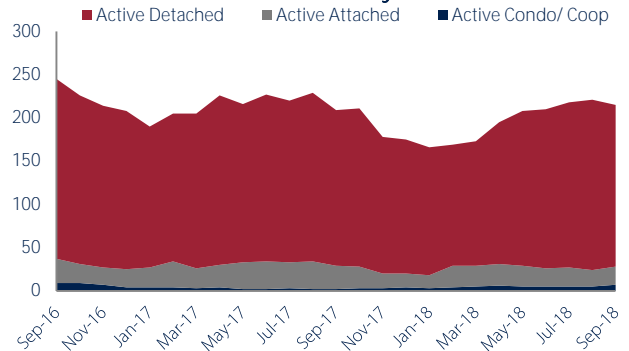
Units Sold

There was a decrease in total units sold in September, with 47 sold this month in Chesapeake Beach, North Beach, and Dunkirk versus 59 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2017.

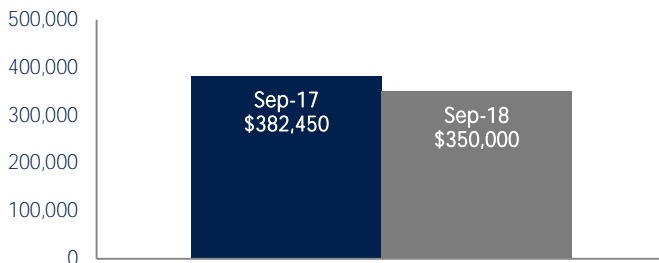
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 3%. The total number of active inventory this September was 215 compared to 209 in September 2017. This month's total of 215 is lower than the previous month's total supply of available inventory of 221, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$382,450. This September, the median sale price was \$350,000, a decrease of 8% or \$32,450 compared to last year. The current median sold price is 17% higher than in August.

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.



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The Long & Foster Market Minute™

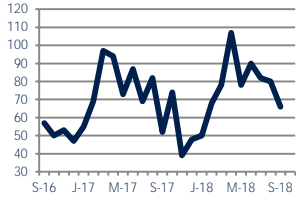
Focus On: Chesapeake Beach, North Beach, and Dunkirk Housing Market

September 2018

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

New Listings

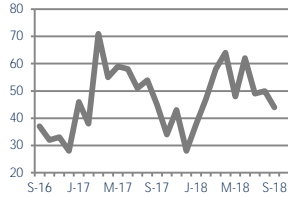
66



Up 27%
Vs. Year Ago

Current Contracts

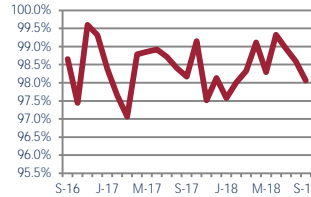
44



Down -2%
Vs. Year Ago

Sold Vs. List Price

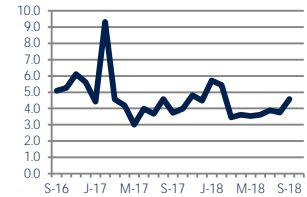
98.1%



No Change
Vs. Year Ago

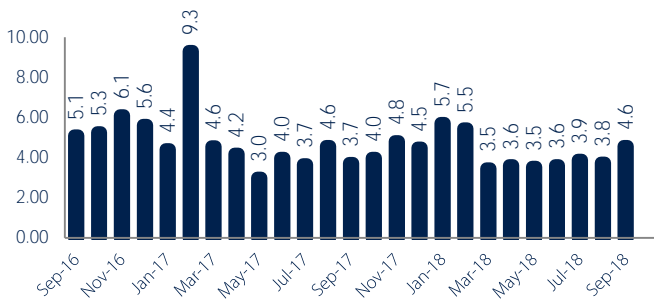
Months of Supply

4.6



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

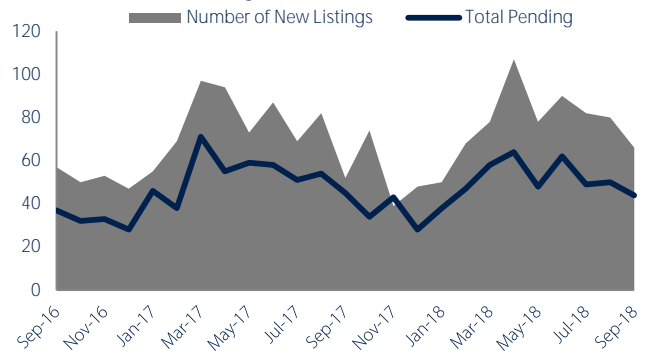
In September, there was 4.6 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 3.7 in September 2017. That is an increase of 23% versus a year ago.

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.

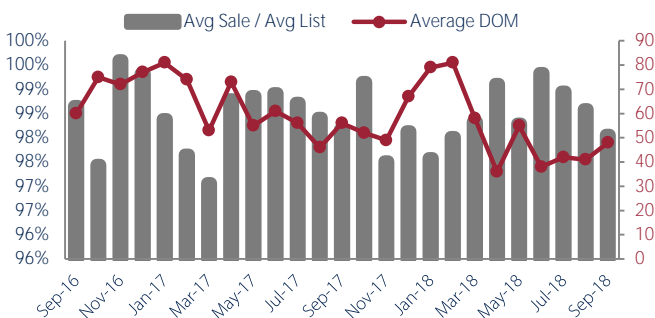
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 52 in September 2017, an increase of 27%. There were 44 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 2% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Chesapeake Beach, North Beach, and Dunkirk was 98.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 56, a decrease of 14%.



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