



The Long & Foster Market Minute™

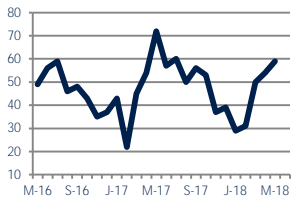
Focus On: Chesapeake Beach, North Beach, and Dunkirk Housing Market

May 2018

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

Units Sold

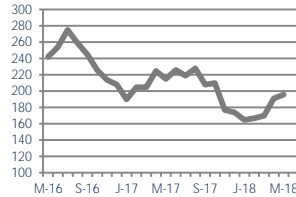
59



Down -18%
Vs. Year Ago

Active Inventory

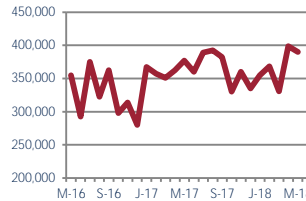
196



Down -9%
Vs. Year Ago

Median Sale Price

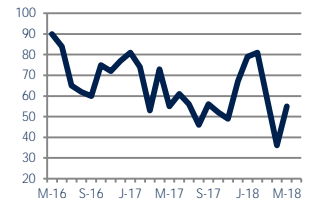
\$390,000



Up 3%
Vs. Year Ago

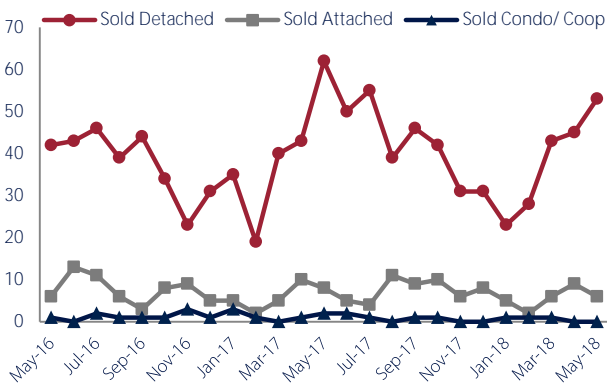
Days On Market

55



No Change
Vs. Year Ago

Units Sold*



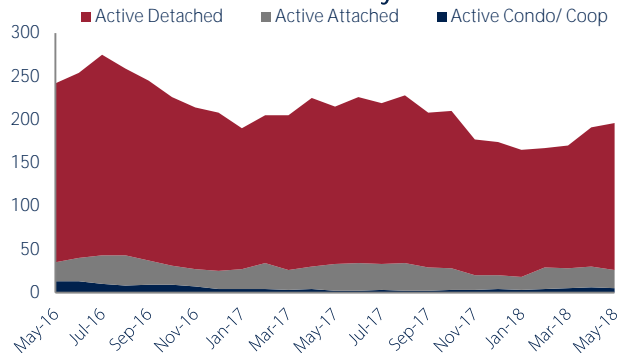
Units Sold

There was an increase in total units sold in May, with 59 sold this month in Chesapeake Beach, North Beach, and Dunkirk versus 54 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 18% versus May 2017.

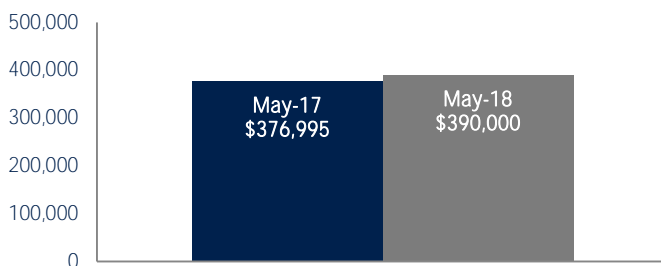
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 9%. The total number of active inventory this May was 196 compared to 215 in May 2017. This month's total of 196 is higher than the previous month's total supply of available inventory of 191, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$376,995. This May, the median sale price was \$390,000, an increase of 3% or \$13,005 compared to last year. The current median sold price is 2% lower than in April.

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.

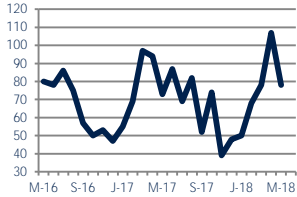
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Zip Code(s): 20732, 20689, 20714, 20754 and 20736

New Listings

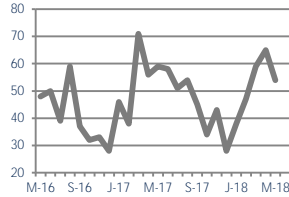
78



Up 7%
Vs. Year Ago

Current Contracts

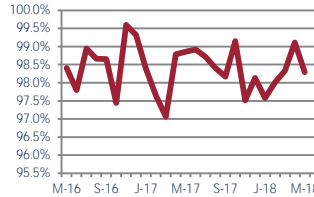
54



Down -8%
Vs. Year Ago

Sold Vs. List Price

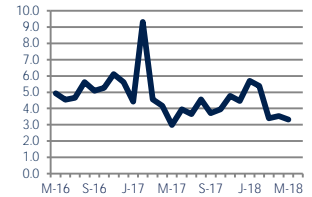
98.3%



Down -0.6%
Vs. Year Ago

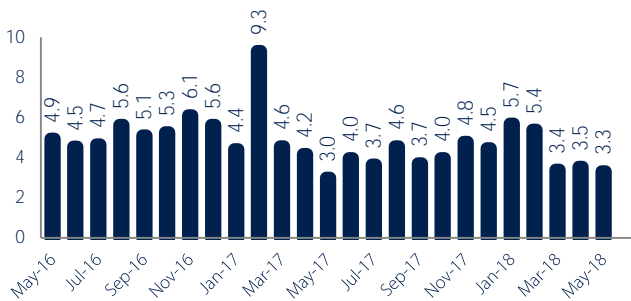
Months of Supply

3.3



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

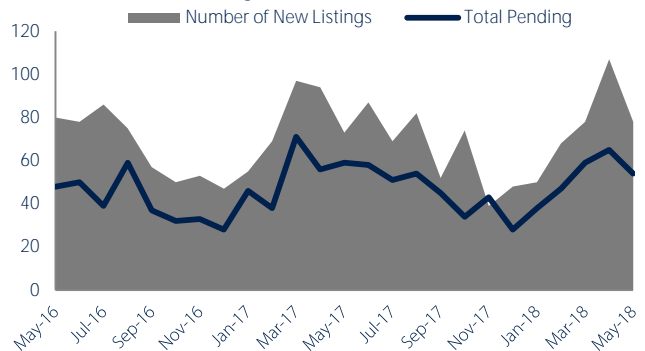
In May, there was 3.3 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 3.0 in May 2017. That is an increase of 11% versus a year ago.

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.

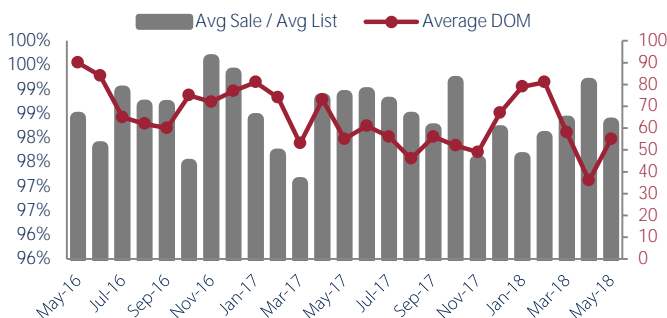
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 73 in May 2017, an increase of 7%. There were 54 current contracts pending sale this May compared to 59 a year ago. The number of current contracts is 8% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Chesapeake Beach, North Beach, and Dunkirk was 98.3% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 55, which is similar compared to a year ago.



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