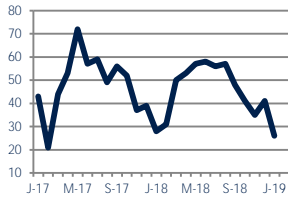


Zip Code(s): 20732, 20689, 20714, 20754 and 20736

Units Sold

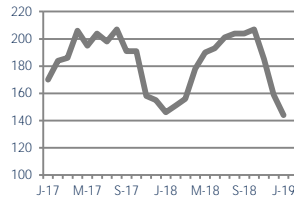
26



Down
Vs. Year Ago

Active Inventory

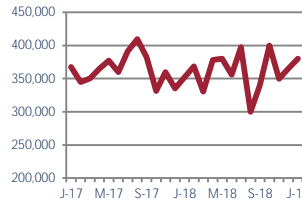
144



Down -1%
Vs. Year Ago

Median Sale Price

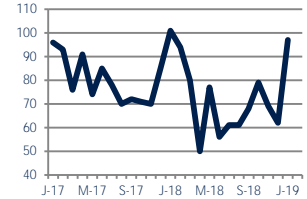
\$379,945



Up 8%
Vs. Year Ago

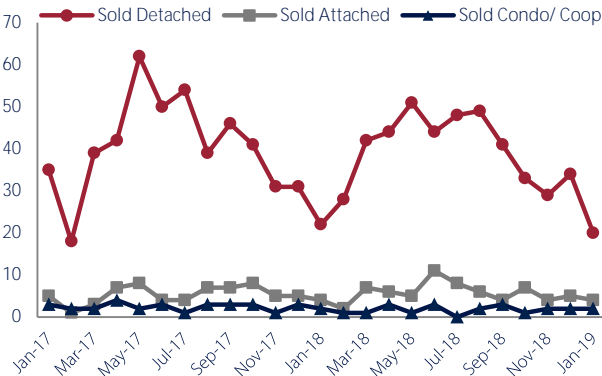
Days On Market

97



Down -4%
Vs. Year Ago

Units Sold*



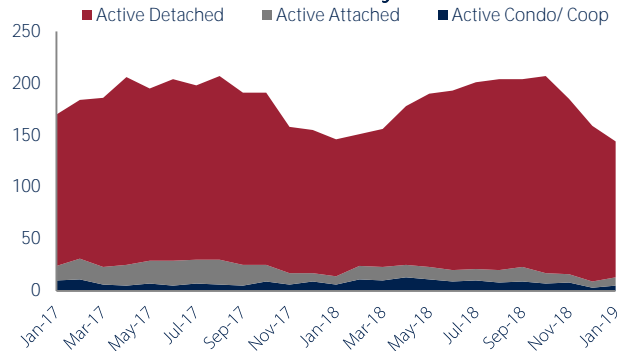
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 26 sold this month in Chesapeake Beach, North Beach, and Dunkirk. This month's total units sold was lower than at this time last year, a decrease from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 1%. The total number of active inventory this January was 144 compared to 146 in January 2018. This month's total of 144 is lower than the previous month's total supply of available inventory of 159, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$351,500. This January, the median sale price was \$379,945, an increase of 8% or \$28,445 compared to last year. The current median sold price is 4% higher than in December.

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.

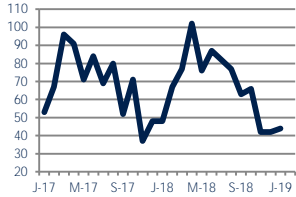
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



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

New Listings

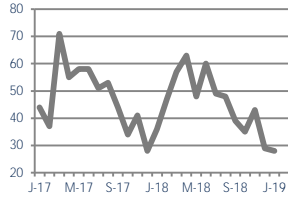
44



Down -8%
Vs. Year Ago

Current Contracts

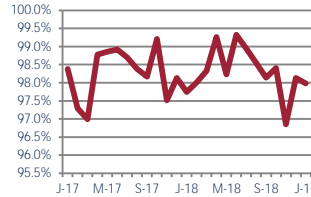
28



Down -22%
Vs. Year Ago

Sold Vs. List Price

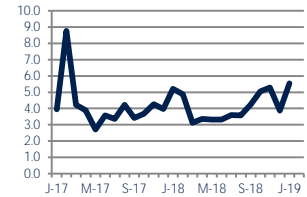
98.0%



No Change
Vs. Year Ago

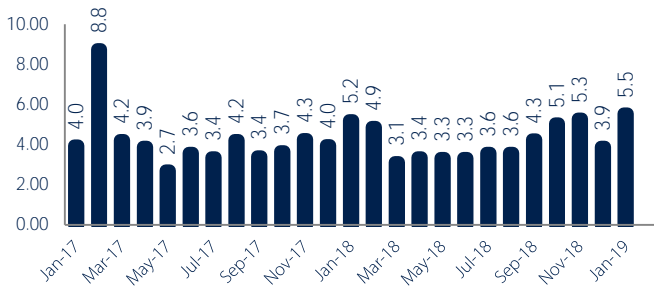
Months of Supply

5.5



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

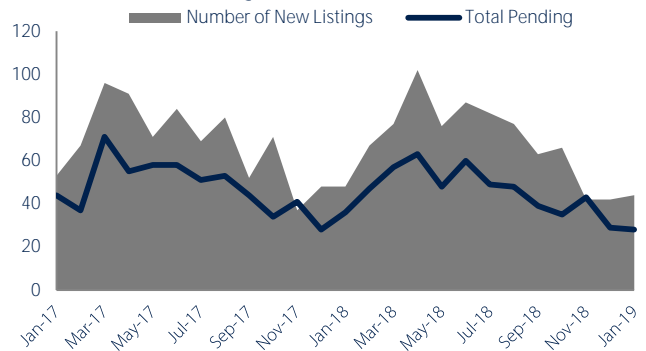
In January, there was 5.5 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 5.2 in January 2018. That is an increase of 6% versus a year ago.

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.

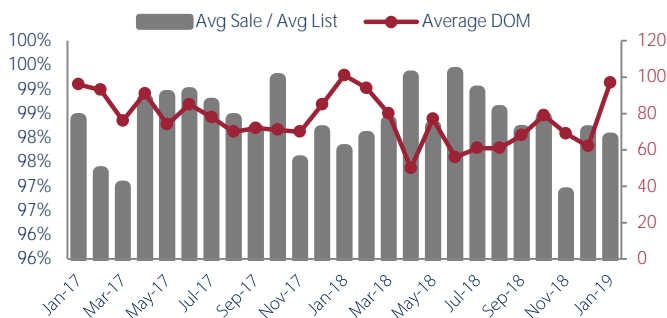
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 48 in January 2018, a decrease of 8%. There were 28 current contracts pending sale this January compared to 36 a year ago. The number of current contracts is 22% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Chesapeake Beach, North Beach, and Dunkirk was 98.0% 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 97, lower than the average last year, which was 101, a decrease of 4%.



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