

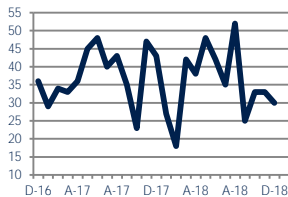
Focus On: Chevy Chase MD Housing Market

December 2018

Zip Code(s): 20815

Units Sold

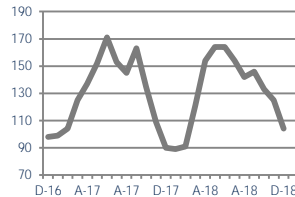
30



Down -30%
Vs. Year Ago

Active Inventory

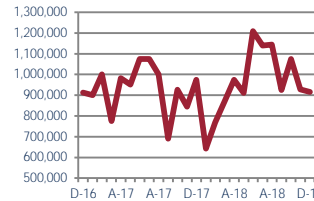
104



Up 16%
Vs. Year Ago

Median Sale Price

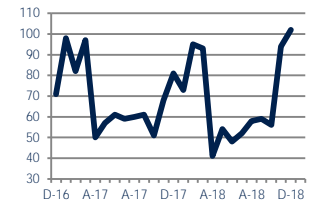
\$915,000



Down -6%
Vs. Year Ago

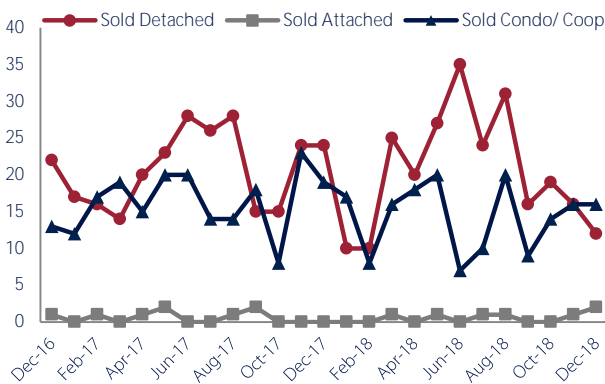
Days On Market

102



Up 26%
Vs. Year Ago

Units Sold*



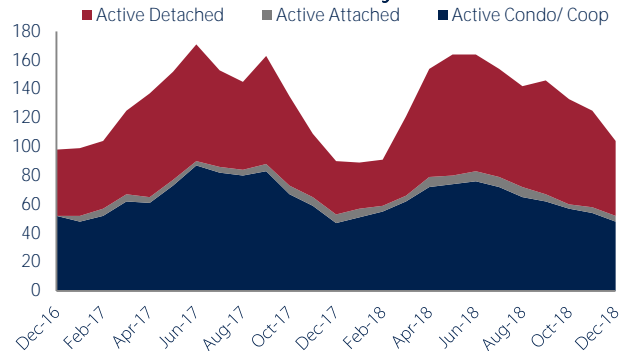
Units Sold

There was a decrease in total units sold in December, with 30 sold this month in Chevy Chase MD versus 33 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 30% versus December 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 16%. The total number of active inventory this December was 104 compared to 90 in December 2017. This month's total of 104 is lower than the previous month's total supply of available inventory of 125, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Chevy Chase MD Homes was \$975,000. This December, the median sale price was \$915,000, a decrease of 6% or \$60,000 compared to last year. The current median sold price is 1% lower than in November.

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



Chevy Chase MD are defined as properties listed in zip code/s 20815.

*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.

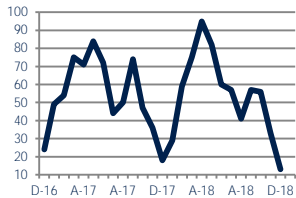




Zip Code(s): 20815

New Listings

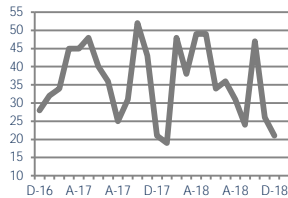
13



Down -28%
Vs. Year Ago

Current Contracts

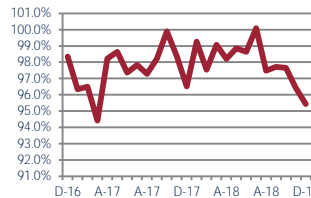
21



No Change
Vs. Year Ago

Sold Vs. List Price

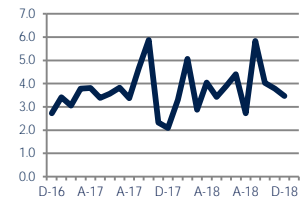
95.4%



Down -1.1%
Vs. Year Ago

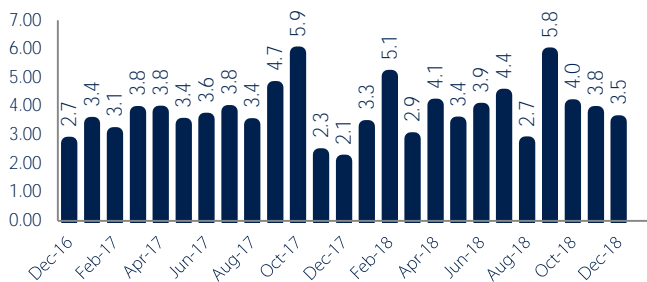
Months of Supply

3.5



Up 66%
Vs. Year Ago

Months Of Supply



Months of Supply

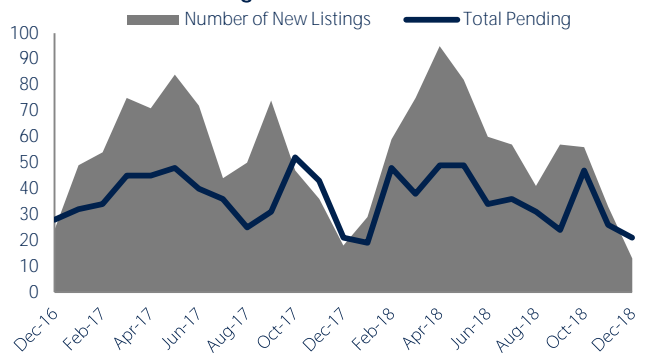
In December, there was 3.5 months of supply available in Chevy Chase MD, compared to 2.1 in December 2017. That is an increase of 66% versus a year ago.

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.

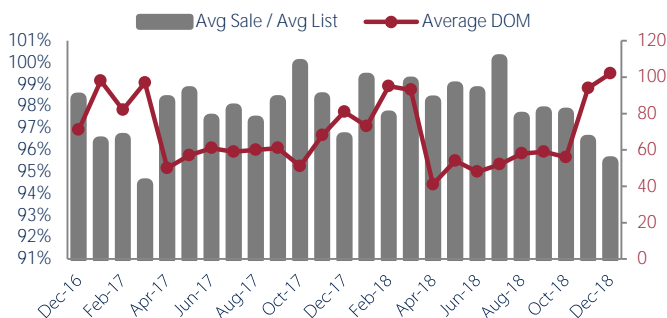
New Listings & Current Contracts

This month there were 13 homes newly listed for sale in Chevy Chase MD compared to 18 in December 2017, a decrease of 28%. There were 21 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 19% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Chevy Chase MD was 95.4% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 102, higher than the average last year, which was 81, an increase of 26%.



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