

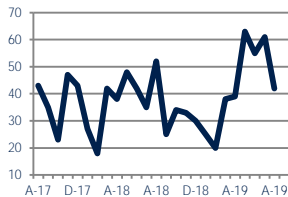
## Focus On: Chevy Chase MD Housing Market

August 2019

Zip Code(s): 20815

### Units Sold

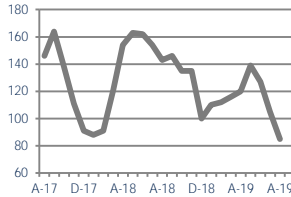
42



Down -19%  
Vs. Year Ago

### Active Inventory

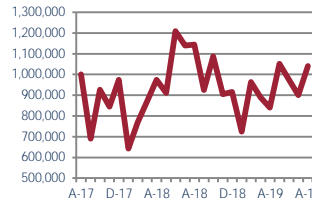
85



Down -41%  
Vs. Year Ago

### Median Sale Price

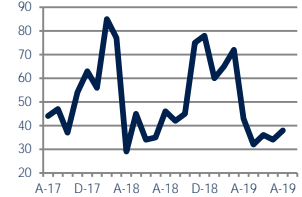
\$1,040,000



Down -9%  
Vs. Year Ago

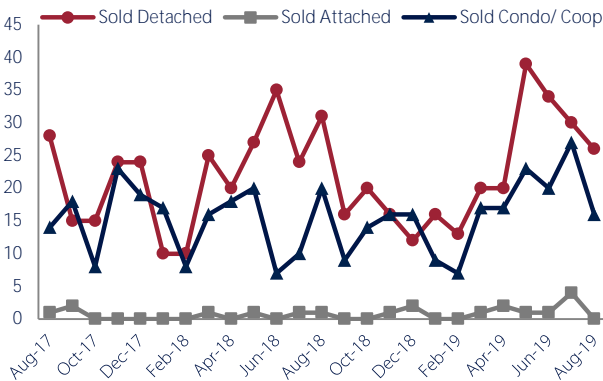
### Days On Market

38



Down -17%  
Vs. Year Ago

### Units Sold\*



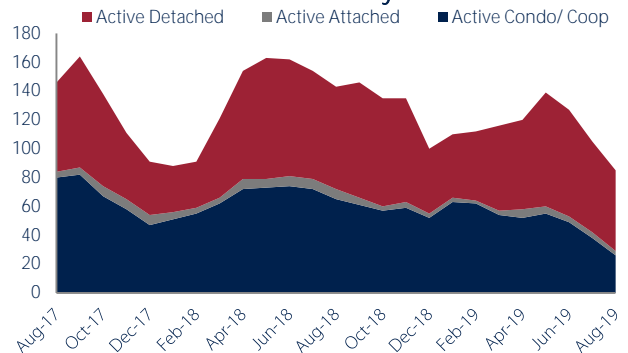
### Units Sold

There was a decrease in total units sold in August, with 42 sold this month in Chevy Chase MD versus 61 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 19% versus August 2018.

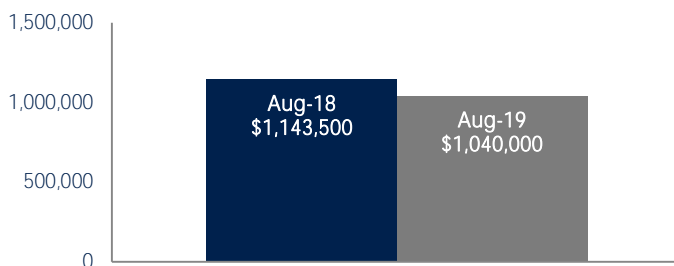
### Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 41%. The total number of active inventory this August was 85 compared to 143 in August 2018. This month's total of 85 is lower than the previous month's total supply of available inventory of 105, a decrease of 19%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Chevy Chase MD Homes was \$1,143,500. This August, the median sale price was \$1,040,000, a decrease of 9% or \$103,500 compared to last year. The current median sold price is 16% higher than in July.

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.



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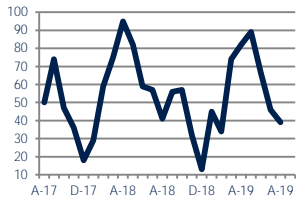
## Focus On: Chevy Chase MD Housing Market

August 2019

Zip Code(s): 20815

### New Listings

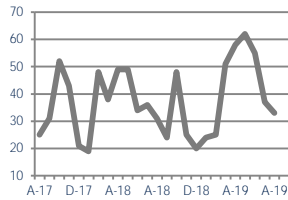
39



Down -5%  
Vs. Year Ago

### Current Contracts

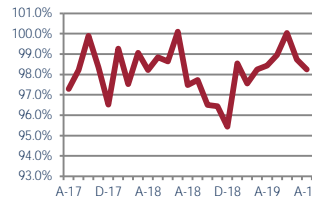
33



Up 6%  
Vs. Year Ago

### Sold Vs. List Price

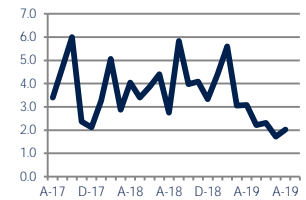
98.2%



Up 0.8%  
Vs. Year Ago

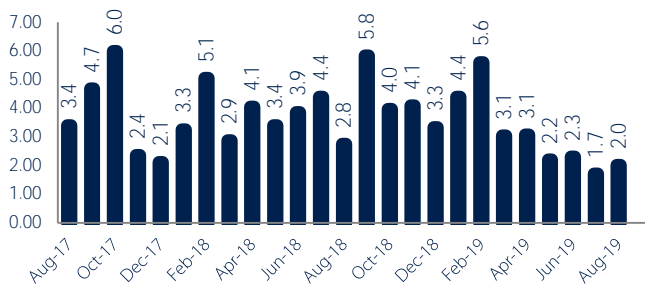
### Months of Supply

2.0



Down -27%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

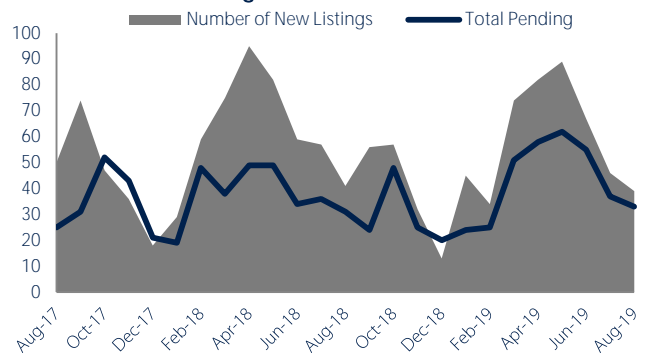
In August, there was 2.0 months of supply available in Chevy Chase MD, compared to 2.8 in August 2018. That is a decrease of 26% versus a year ago.

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.

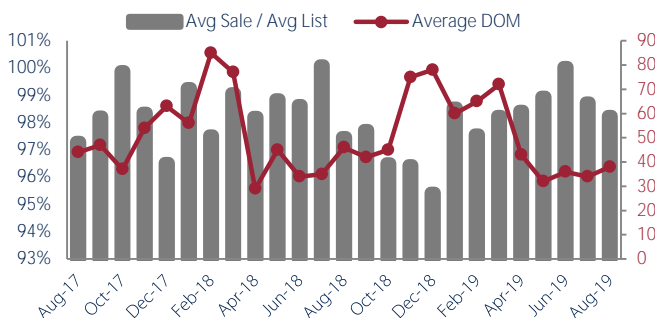
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Chevy Chase MD compared to 41 in August 2018, a decrease of 5%. There were 33 current contracts pending sale this August compared to 31 a year ago. The number of current contracts is 6% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Chevy Chase MD was 98.2% of the average list price, which is 0.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 46, a decrease of 17%.



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