



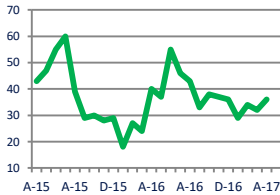
Focus On: Chevy Chase MD Housing Market

April 2017

Zip Code(s): 20815

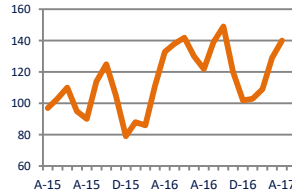
Units Sold

36



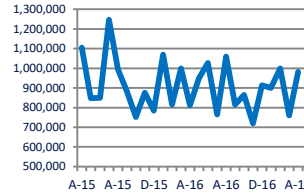
Active Inventory

140



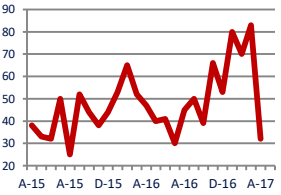
Median Sale Price

\$981,500



Days On Market

32



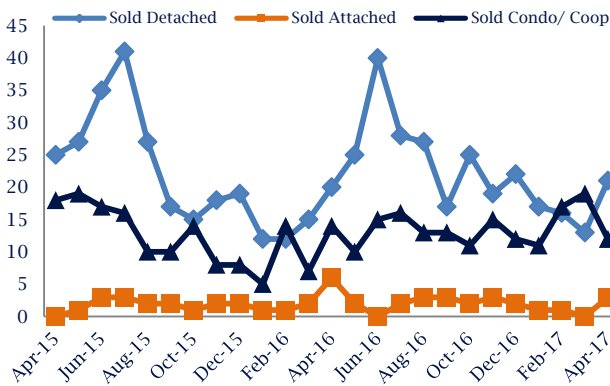
Down -10%
Vs. Year Ago

Up 5%
Vs. Year Ago

Up
Vs. Year Ago

Down -32%
Vs. Year Ago

Units Sold*



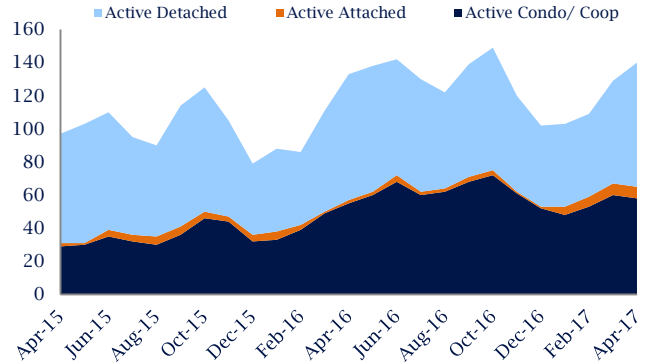
Units Sold

There was an increase in total units sold in April, with 36 sold this month in Chevy Chase MD versus 32 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2016.

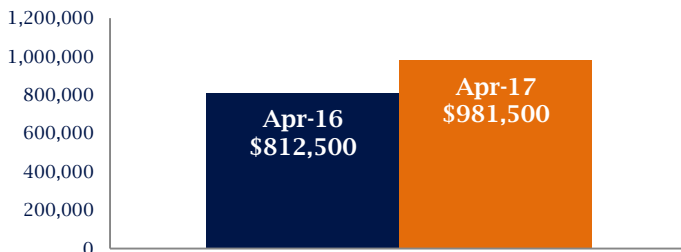
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 5%. The total number of active inventory this April was 140 compared to 133 in April 2016. This month's total of 140 is higher than the previous month's total supply of available inventory of 129, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Chevy Chase MD Homes was \$812,500. This April, the median sale price was \$981,500, an increase of \$169,000 compared to last year. The current median sold price is higher than in March.

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 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.





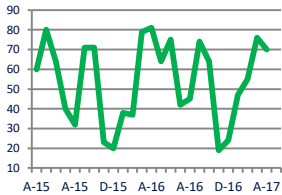
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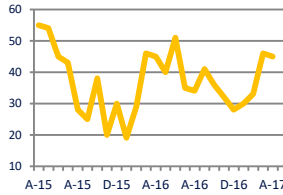
New Listings

70



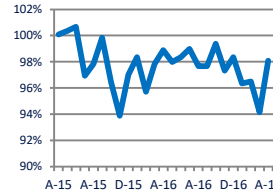
Current Contracts

45



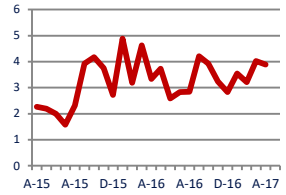
Sold Vs. List Price

98.1%



Months of Supply

3.9



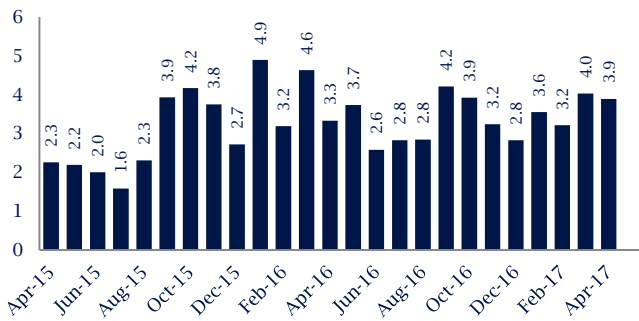
Down -14%
Vs. Year Ago

No Change
Vs. Year Ago

Down -0.8%
Vs. Year Ago

Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

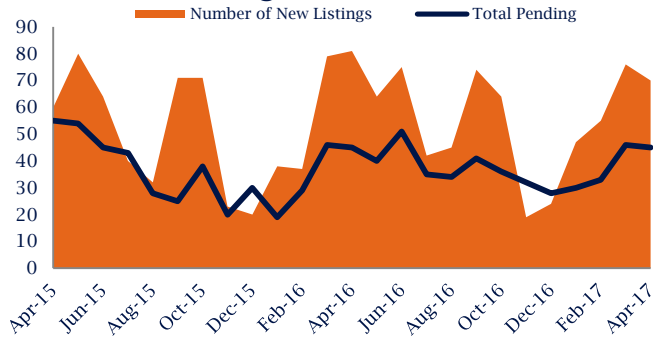
In April, there was 3.9 months of supply available in Chevy Chase MD, compared to 3.3 in April 2016. That is an increase of 17% versus a year ago.

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.

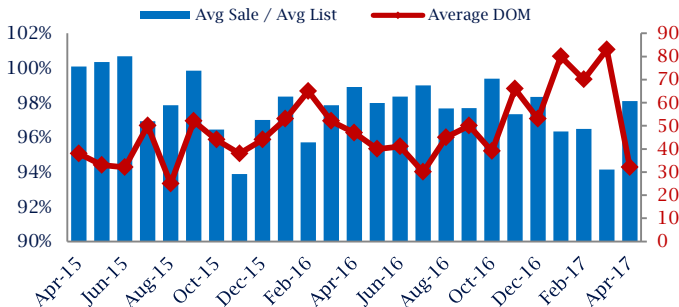
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Chevy Chase MD compared to 81 in April 2016, a decrease of 14%. There were 45 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 2% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Chevy Chase MD was 98.1% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 47, a decrease of 32%.

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