

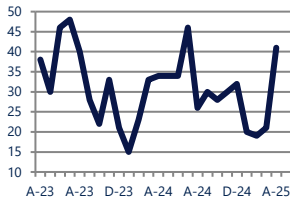
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHEVY CHASE MD HOUSING MARKET**

APRIL 2025

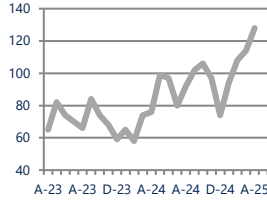
Zip Code(s): 20815

**Units Sold**  
41



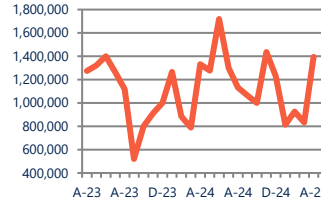
**Up 21%**  
Vs. Year Ago

**Active Inventory**  
128



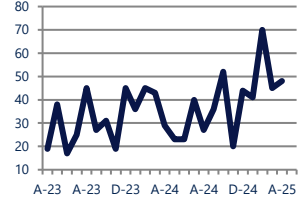
**Up 68%**  
Vs. Year Ago

**Median Sale Price**  
\$1,395,000



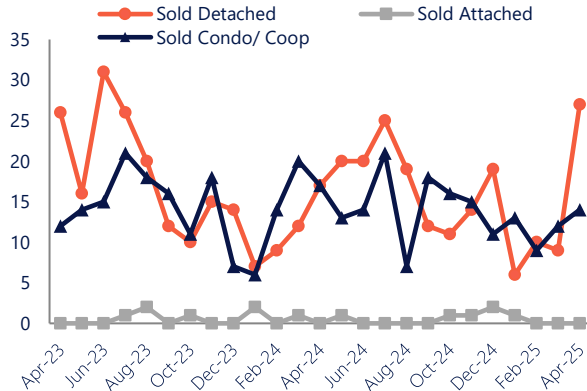
**Up 5%**  
Vs. Year Ago

**Days On Market**  
48



**Up 66%**  
Vs. Year Ago

## Units Sold\*



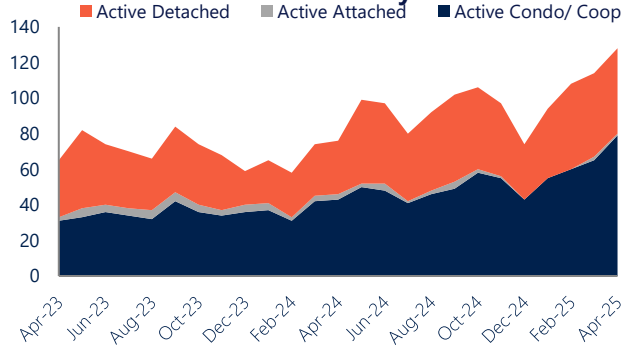
## Units Sold

There was an increase in total units sold in April, with 41 sold this month in Chevy Chase MD. This month's total units sold was higher than at this time last year.

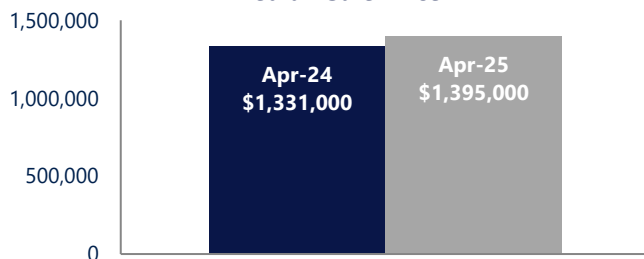
## Active Inventory

Versus last year, the total number of homes available this month is higher by 52 units or 68%. The total number of active inventory this April was 128 compared to 76 in April 2024. This month's total of 128 is higher than the previous month's total supply of available inventory of 114, an increase of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Chevy Chase MD Homes was \$1,331,000. This April, the median sale price was \$1,395,000, an increase of \$64,000 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 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.

# THE LONG & FOSTER MARKET MINUTE™

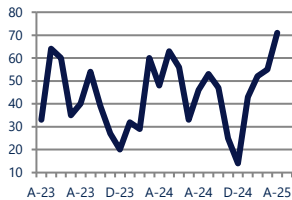
FOCUS ON: **CHEVY CHASE MD HOUSING MARKET**

APRIL 2025

Zip Code(s): 20815

## New Listings

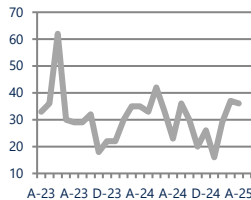
71



**Up 48%**  
Vs. Year Ago

## Current Contracts

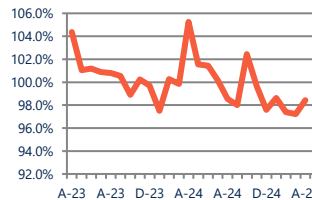
36



**Up 3%**  
Vs. Year Ago

## Sold Vs. List Price

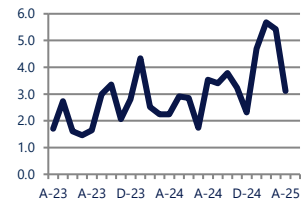
98.4%



**Down**  
Vs. Year Ago

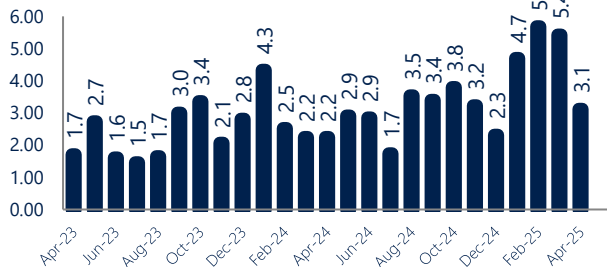
## Months of Supply

3.1



**Up 39%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

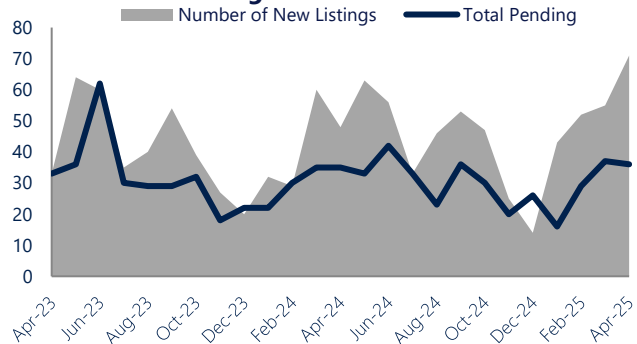
In April, there was 3.1 months of supply available in Chevy Chase MD, compared to 2.2 in April 2024. That is an increase of 40% versus a year ago.

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.

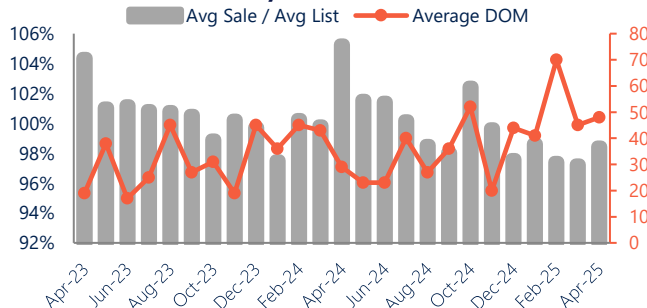
## New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Chevy Chase MD compared to 48 in April 2024, an increase of 48%. There were 36 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 3% higher than last April.

## 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 98.4% of the average list price, which is lower than at this time last year.

## Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 29, an increase of 66%.

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