

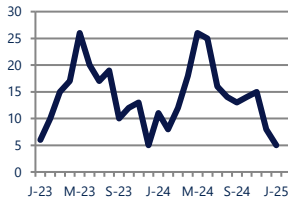
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHEVY CHASE DC HOUSING MARKET** JANUARY 2025

Zip Code(s): 20015

## Units Sold

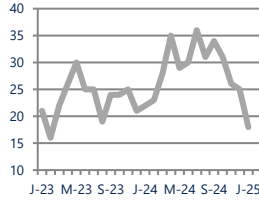
5



**Down**  
Vs. Year Ago

## Active Inventory

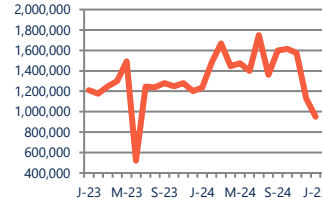
18



**Down -18%**  
Vs. Year Ago

## Median Sale Price

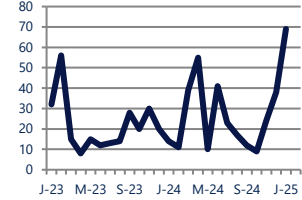
\$950,000



**Down -23%**  
Vs. Year Ago

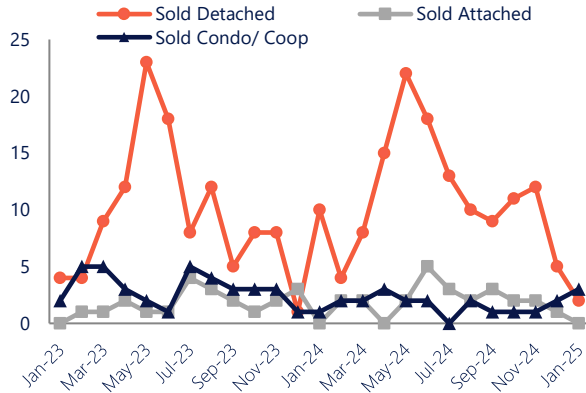
## Days On Market

69



**Up**  
Vs. Year Ago

## Units Sold\*



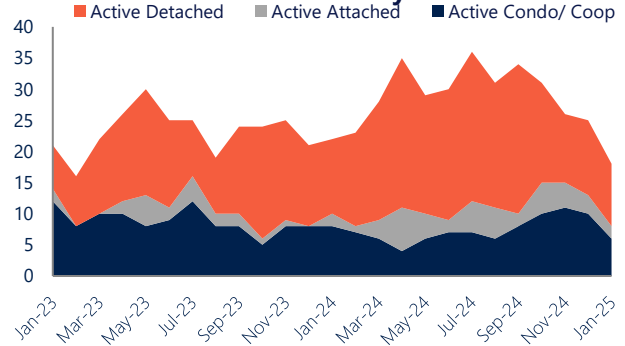
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 5 sold this month in Chevy Chase DC. This month's total units sold was lower than at this time last year, a decrease from January 2024.

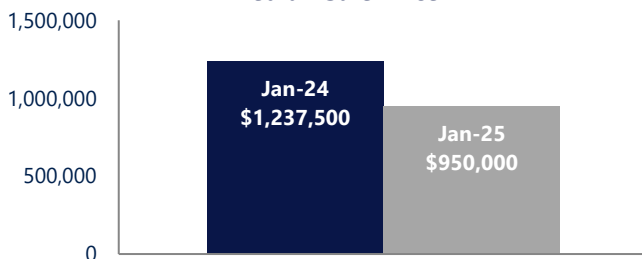
## Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 18%. The total number of active inventory this January was 18 compared to 22 in January 2024. This month's total of 18 is lower than the previous month's total supply of available inventory of 25, a decrease of 28%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Chevy Chase DC Homes was \$1,237,500. This January, the median sale price was \$950,000, a decrease of 23% or \$287,500 compared to last year. The current median sold price is 16% lower 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.

Chevy Chase DC is defined as properties in zip code 20015.

\*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.

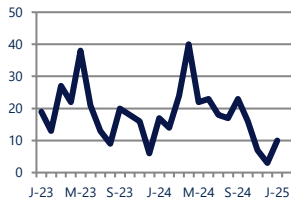
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHEVY CHASE DC HOUSING MARKET** JANUARY 2025

Zip Code(s): 20015

## New Listings

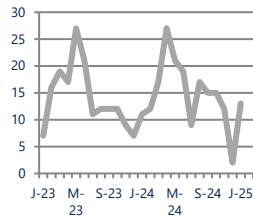
10



**Down -41%**  
Vs. Year Ago

## Current Contracts

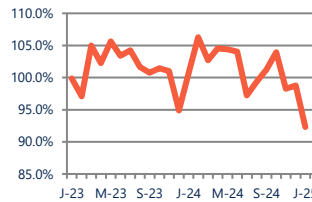
13



**Up 18%**  
Vs. Year Ago

## Sold Vs. List Price

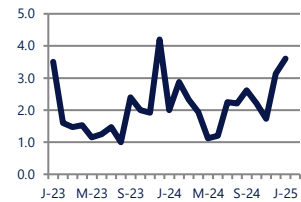
92.3%



**Down**  
Vs. Year Ago

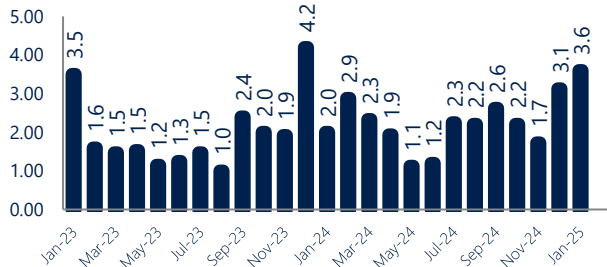
## Months of Supply

3.6



**Up 80%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

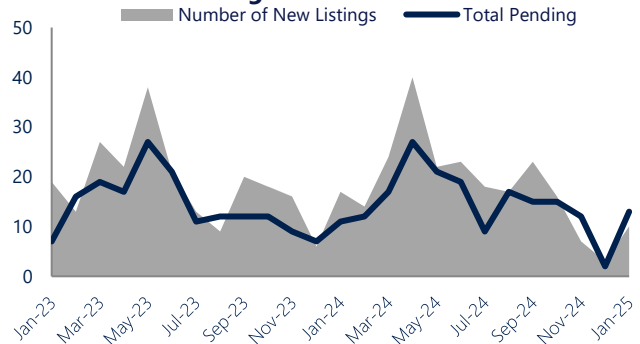
In January, there was 3.6 months of supply available in Chevy Chase DC, compared to 2.0 in January 2024. That is an increase of 80% versus a year ago.

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.

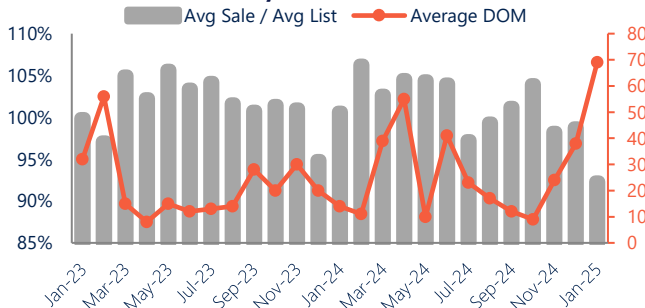
## New Listings & Current Contracts

This month there were 10 homes newly listed for sale in Chevy Chase DC compared to 17 in January 2024, a decrease of 41%. There were 13 current contracts pending sale this January compared to 11 a year ago. The number of current contracts is 18% higher 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 Chevy Chase DC was 92.3% 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 69, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

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