



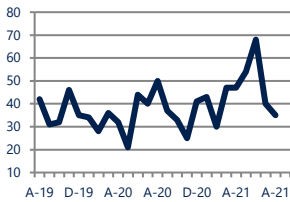
Focus On: Chevy Chase MD Housing Market

August 2021

Zip Code(s): 20815

Units Sold

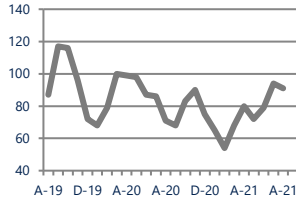
35



Down -30%
Vs. Year Ago

Active Inventory

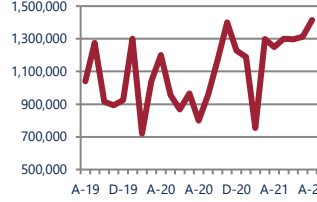
91



Up 28%
Vs. Year Ago

Median Sale Price

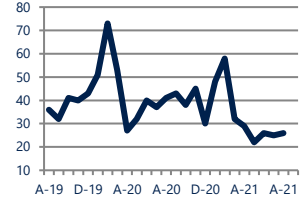
\$1,415,000



Up
Vs. Year Ago

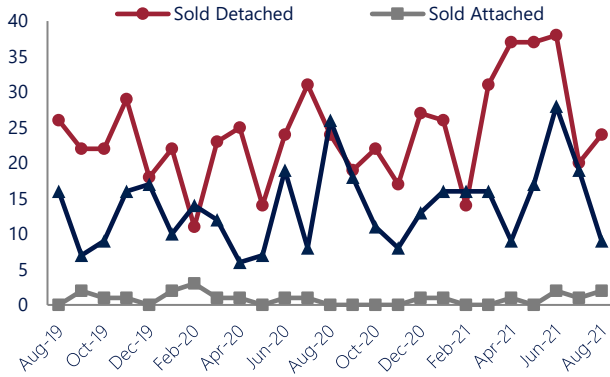
Days On Market

26



Down -37%
Vs. Year Ago

Units Sold*



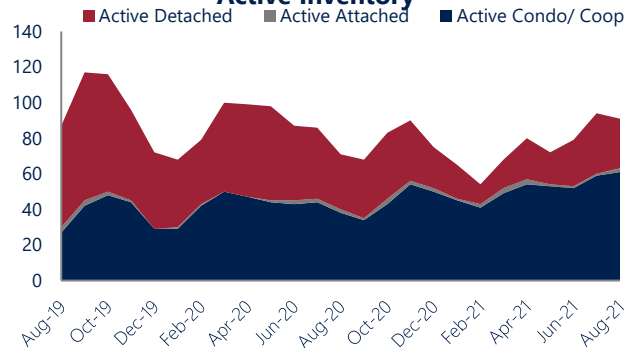
Units Sold

There was a decrease in total units sold in August, with 35 sold this month in Chevy Chase MD versus 40 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 30% versus August 2020.

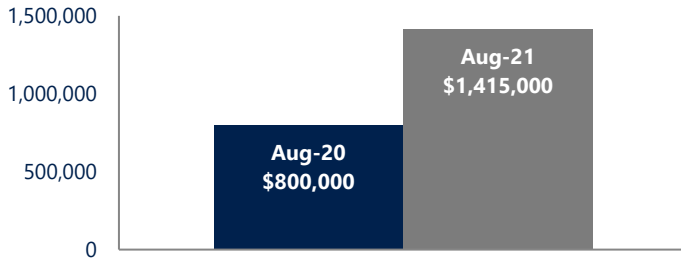
Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 28%. The total number of active inventory this August was 91 compared to 71 in August 2020. This month's total of 91 is lower than the previous month's total supply of available inventory of 94, a decrease of 3%.

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 August, the median sale price for Chevy Chase MD Homes was \$800,000. This August, the median sale price was \$1,415,000, an increase of \$615,000 compared to last year. The current median sold price is 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.





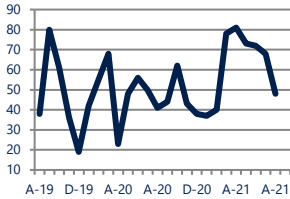
Focus On: Chevy Chase MD Housing Market

August 2021

Zip Code(s): 20815

New Listings

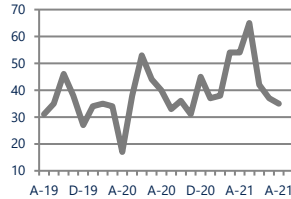
48



Up 17%
Vs. Year Ago

Current Contracts

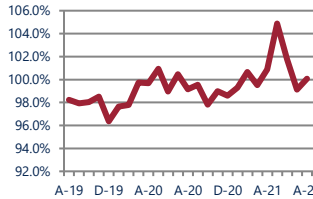
35



Down -13%
Vs. Year Ago

Sold Vs. List Price

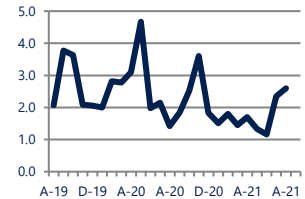
100.1%



Up 0.9%
Vs. Year Ago

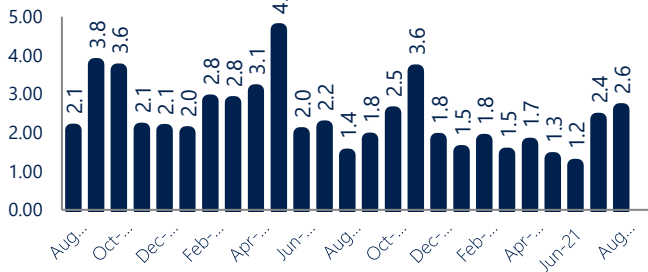
Months of Supply

2.6



Up 83%
Vs. Year Ago

Months Of Supply



Months of Supply

In August, there was 2.6 months of supply available in Chevy Chase MD, compared to 1.4 in August 2020. That is an increase of 83% versus a year ago.

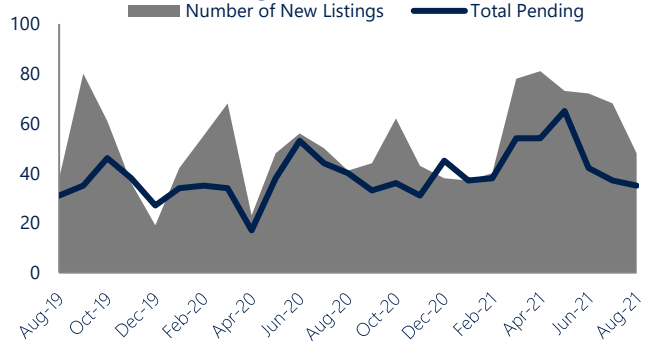
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

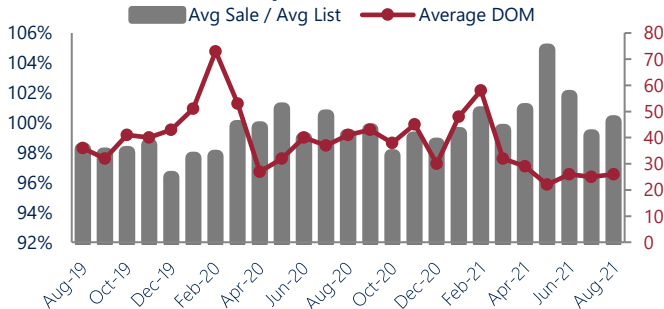
This month there were 48 homes newly listed for sale in Chevy Chase MD compared to 41 in August 2020, an increase of 17%.

There were 35 current contracts pending sale this August compared to 40 a year ago. The number of current contracts is 13% lower 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 100.1% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 41, a decrease of 37%.



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