

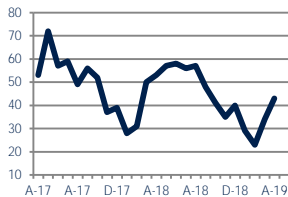
Focus On: Chesapeake Beach, North Beach, and Dunkirk Housing Market

April 2019

Zip Code(s): 20732, 20689, 20714, 20754 and 20736

Units Sold

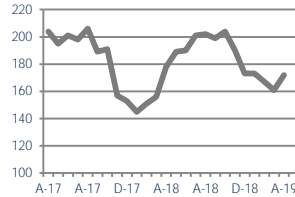
43



Down -19%
Vs. Year Ago

Active Inventory

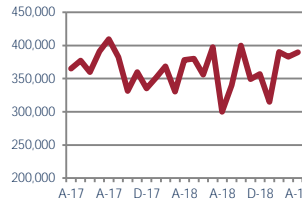
172



Down -3%
Vs. Year Ago

Median Sale Price

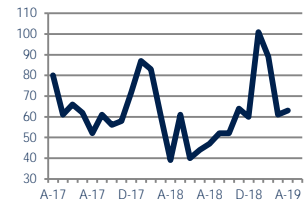
\$389,900



Up 3%
Vs. Year Ago

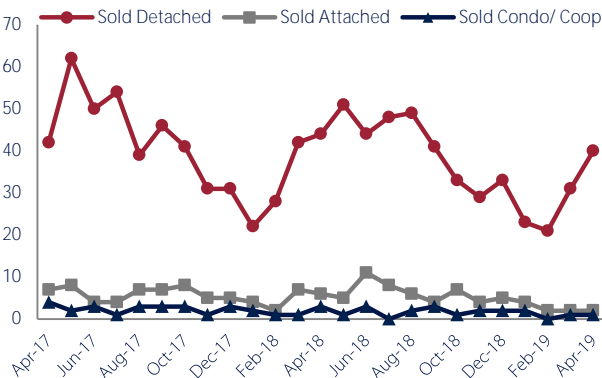
Days On Market

63



Up 62%
Vs. Year Ago

Units Sold*



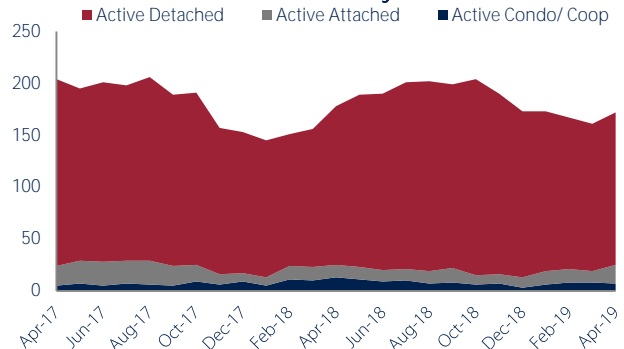
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Chesapeake Beach, North Beach, and Dunkirk versus 34 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2018.

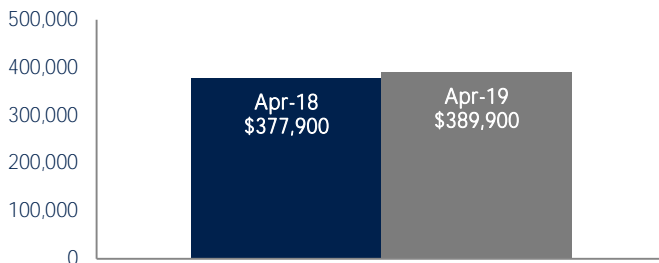
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 3%. The total number of active inventory this April was 172 compared to 178 in April 2018. This month's total of 172 is higher than the previous month's total supply of available inventory of 161, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chesapeake Beach, North Beach, and Dunkirk Homes was \$377,900. This April, the median sale price was \$389,900, an increase of 3% or \$12,000 compared to last year. The current median sold price is 2% 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.

Chesapeake Beach, North Beach, and Dunkirk are defined as properties listed in zip code/s 20732, 20689, 20714, 20754 and 20736.

*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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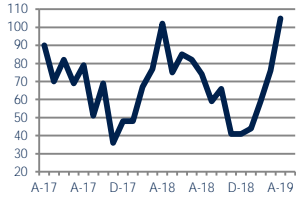
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April 2019

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New Listings

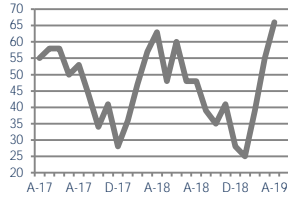
105



Up 3%
Vs. Year Ago

Current Contracts

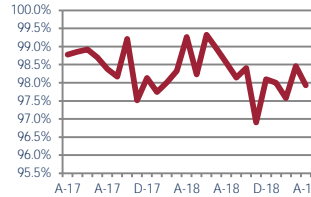
66



Up 5%
Vs. Year Ago

Sold Vs. List Price

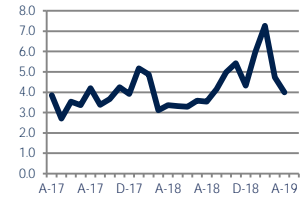
97.9%



Down -1.3%
Vs. Year Ago

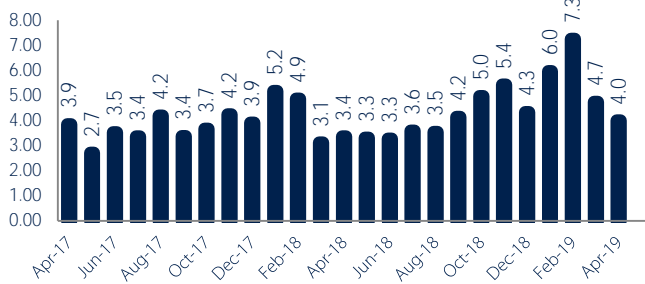
Months of Supply

4.0



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

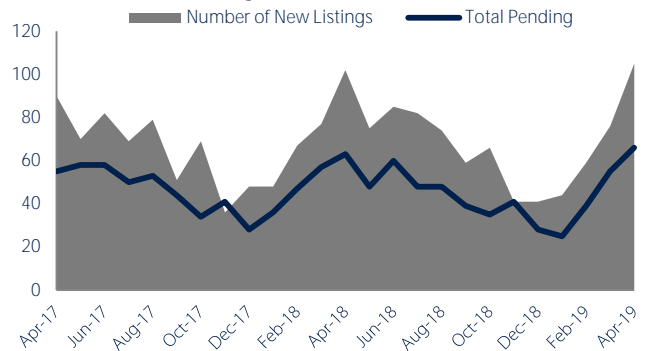
In April, there was 4.0 months of supply available in Chesapeake Beach, North Beach, and Dunkirk, compared to 3.4 in April 2018. That is an increase of 19% versus a year ago.

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.

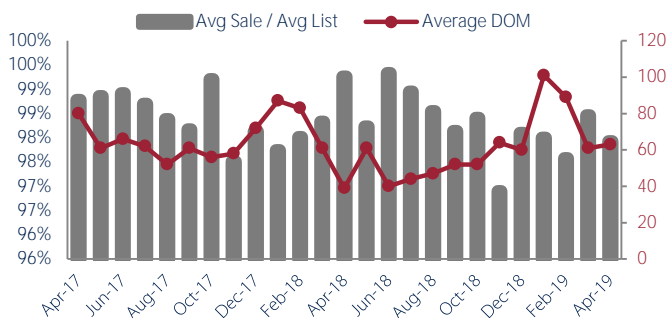
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Chesapeake Beach, North Beach, and Dunkirk compared to 102 in April 2018, an increase of 3%. There were 66 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 5% 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 Chesapeake Beach, North Beach, and Dunkirk was 97.9% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 39, an increase of 62%.



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