



# The Long & Foster® Market Minute™

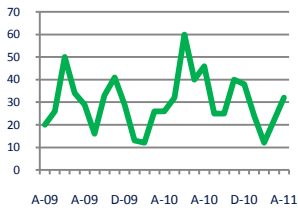


## Focus On: Chevy Chase North Housing Market

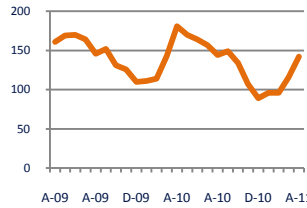
April 2011

Zip Code(s): 20815

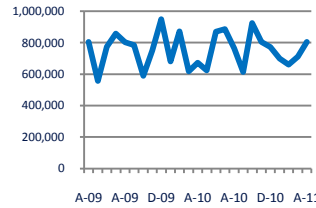
**Units Sold**  
32



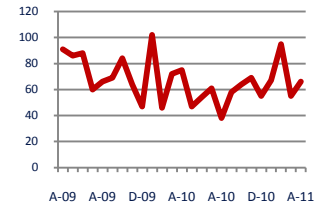
**Active Inventory**  
142



**Median Sale Price**  
\$806,000



**Days On Market**  
66



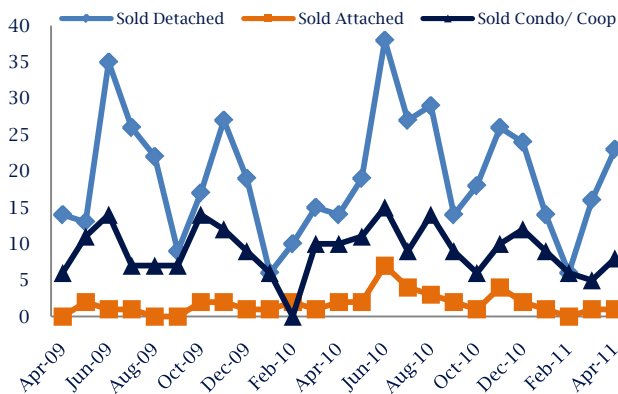
**Up**  
Vs. Year Ago

**Down - 22%**  
Vs. Year Ago

**Up**  
Vs. Year Ago

**Down - 12%**  
Vs. Year Ago

### Units Sold\*



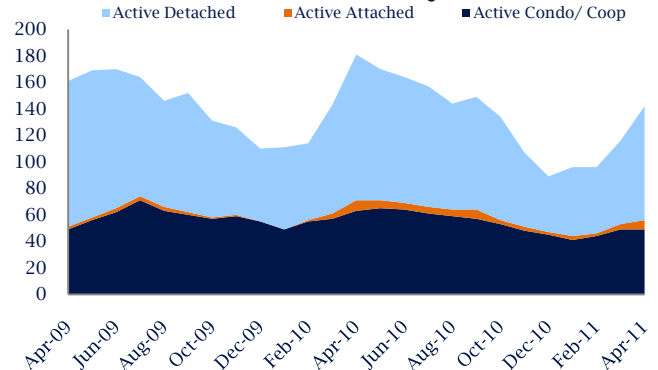
### Units Sold

There was an increase in total units sold in April, with 32 sold this month in Chevy Chase North. This month's total units sold was higher than at this time last year.

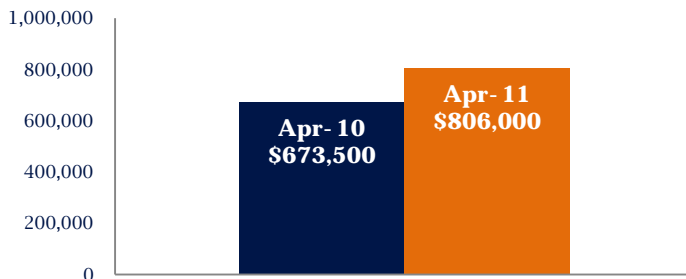
### Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 22%. The total number of active inventory this April was 142 compared to 181 in April 2010. This month's total of 142 is higher than the previous month's total supply of available inventory of 116, an increase of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Chevy Chase North Homes was \$673,500. This April, the median sale price was \$806,000, an increase of \$132,500 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 North 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.





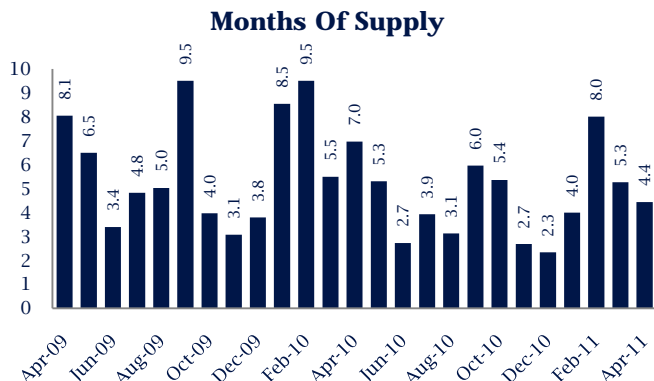
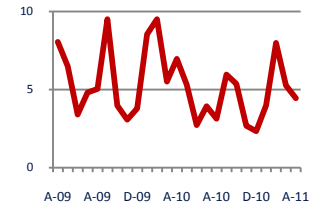
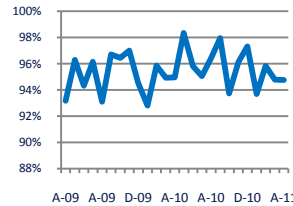
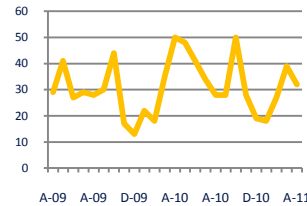
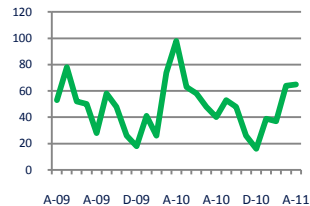
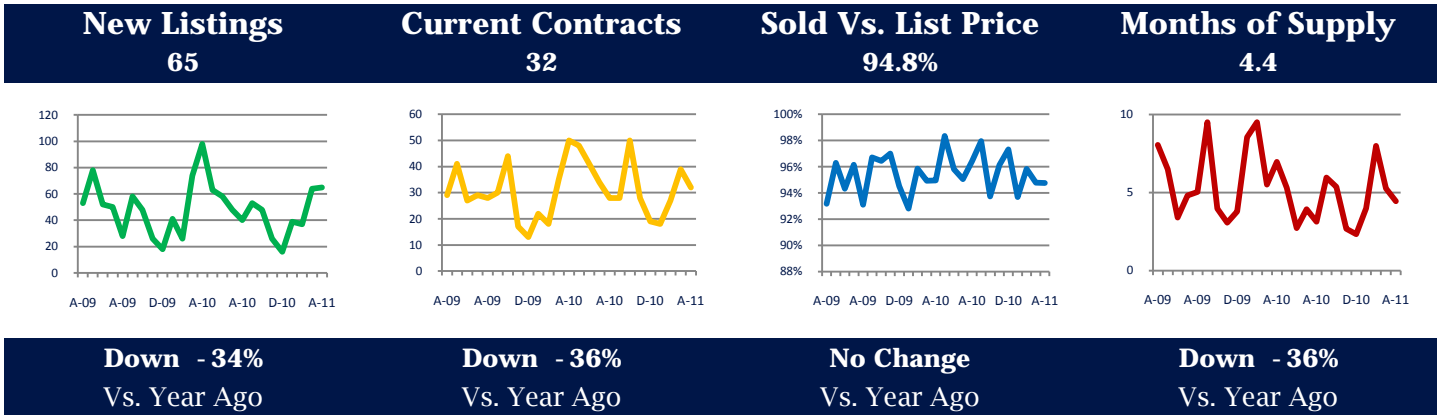
# The Long & Foster<sup>®</sup> Market Minute<sup>™</sup>



## Focus On: Chevy Chase North Housing Market

April 2011

Zip Code(s): 20815



### Months of Supply

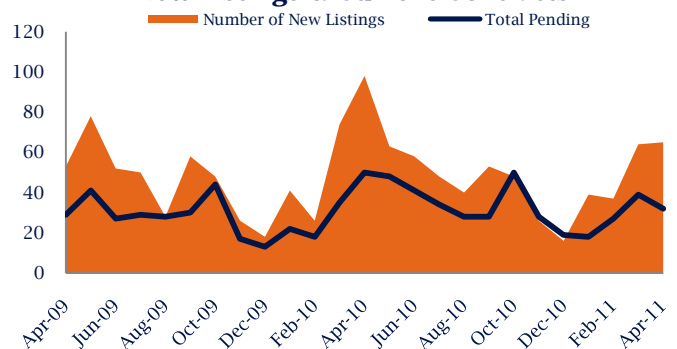
In April, there was 4.4 months of supply available in Chevy Chase North, compared to 7.0 in April 2010. That is a decrease of 36% versus a year ago.

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 65 homes newly listed for sale in Chevy Chase North compared to 98 in April 2010, a decrease of 34%. There were 32 current contracts pending sale this April compared to 50 a year ago. The number of current contracts is 36% 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 North was 94.8% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 66, lower than the average last year, which was 75, a decrease of 12%.

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