



The Long & Foster® Market Minute™



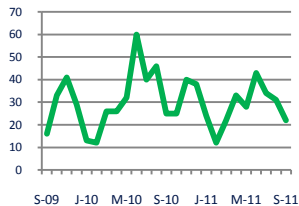
Focus On: Chevy Chase North Housing Market

September 2011

Zip Code(s): 20815

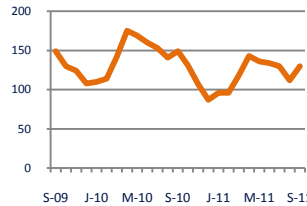
Units Sold

22



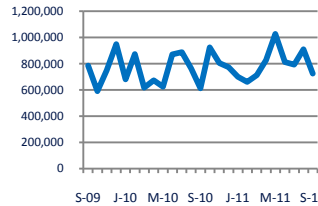
Active Inventory

130



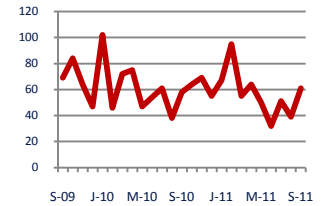
Median Sale Price

\$724,500



Days On Market

61



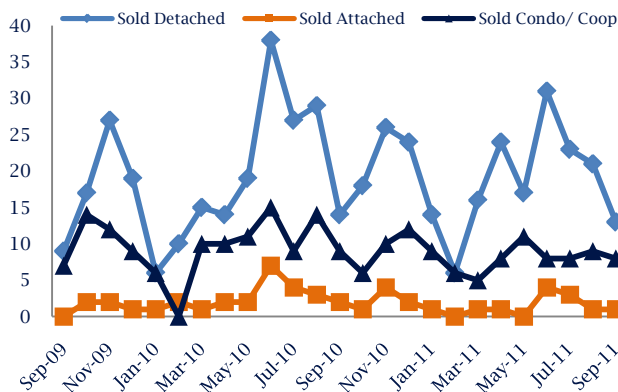
Down - 12%
Vs. Year Ago

Down - 13%
Vs. Year Ago

Up 18%
Vs. Year Ago

Up 5%
Vs. Year Ago

Units Sold*



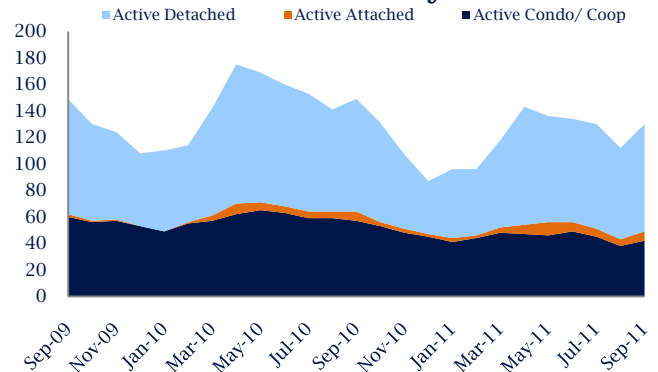
Units Sold

There was a decrease in total units sold in September, with 22 sold this month in Chevy Chase North versus 31 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 12% versus September 2010.

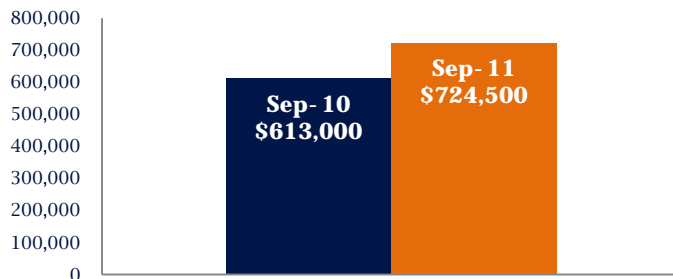
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 13%. The total number of active inventory this September was 130 compared to 149 in September 2010. This month's total of 130 is higher than the previous month's total supply of available inventory of 112, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Chevy Chase North Homes was \$613,000. This September, the median sale price was \$724,500, an increase of 18% or \$111,500 compared to last year. The current median sold price is 20% lower than in August.

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.





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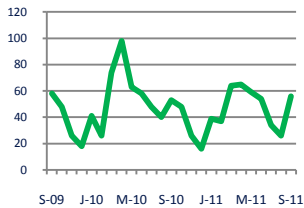
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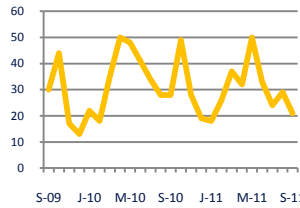
New Listings

56



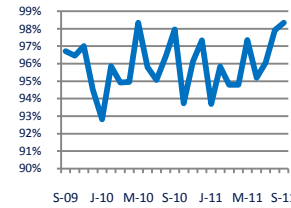
Current Contracts

21



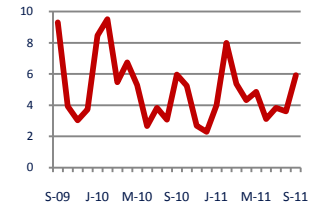
Sold Vs. List Price

98.4%



Months of Supply

5.9



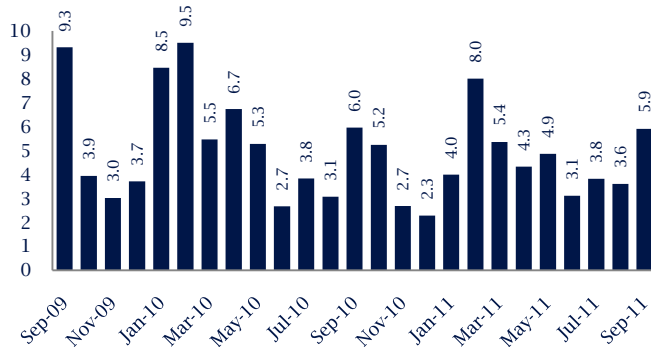
Up 6%
Vs. Year Ago

Down -25%
Vs. Year Ago

No Change
Vs. Year Ago

Down -1%
Vs. Year Ago

Months Of Supply



Months of Supply

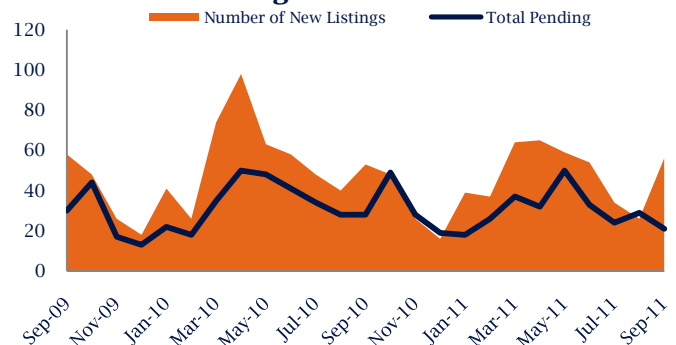
In September, there was 5.9 months of supply available in Chevy Chase North, compared to 6.0 in September 2010. That is a decrease of 1% versus a year ago.

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 56 homes newly listed for sale in Chevy Chase North compared to 53 in September 2010, an increase of 6%. There were 21 current contracts pending sale this September compared to 28 a year ago. The number of current contracts is 25% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Chevy Chase North was 98.4% 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 61, higher than the average last year, which was 58, an increase of 5%.

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