



# The Long & Foster® Market Minute™

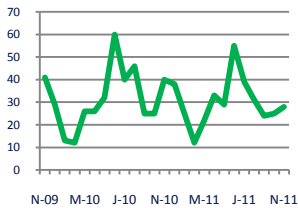


## Focus On: Chevy Chase North Housing Market

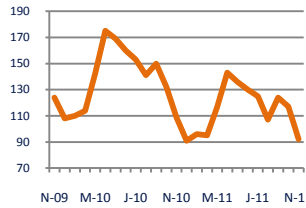
November 2011

Zip Code(s): 20815

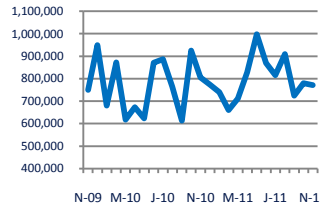
**Units Sold**  
28



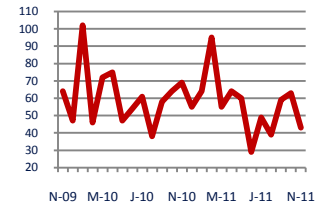
**Active Inventory**  
92



**Median Sale Price**  
\$771,000



**Days On Market**  
43



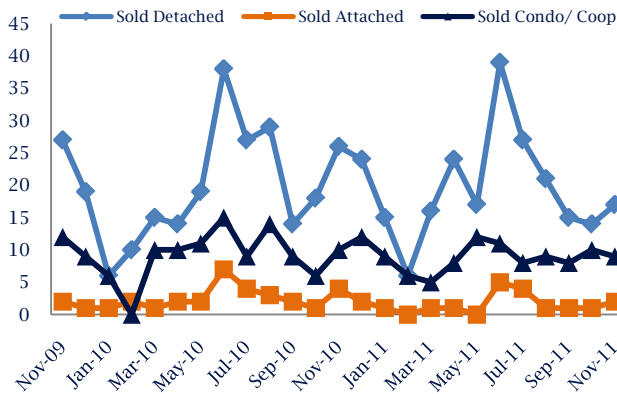
**Down -30%**  
Vs. Year Ago

**Down -16%**  
Vs. Year Ago

**Down -4%**  
Vs. Year Ago

**Down -38%**  
Vs. Year Ago

### Units Sold\*



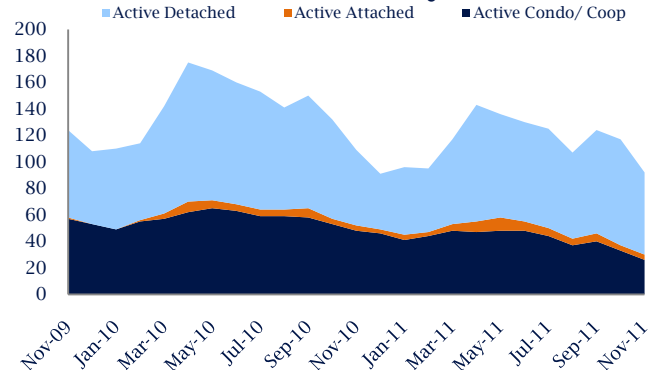
### Units Sold

There was an increase in total units sold in November, with 28 sold this month in Chevy Chase North versus 25 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 30% versus November 2010.

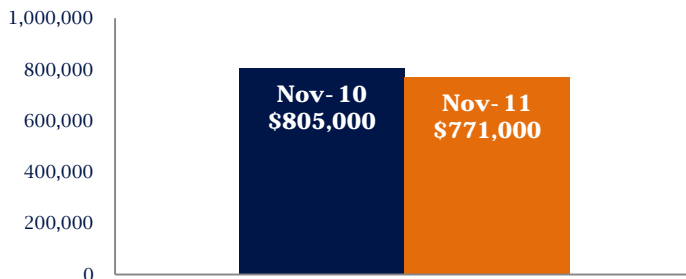
### Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 16%. The total number of active inventory this November was 92 compared to 109 in November 2010. This month's total of 92 is lower than the previous month's total supply of available inventory of 117, a decrease of 21%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last November, the median sale price for Chevy Chase North Homes was \$805,000. This November, the median sale price was \$771,000, a decrease of 4% or \$34,000 compared to last year. The current median sold price is 1% lower than in October.

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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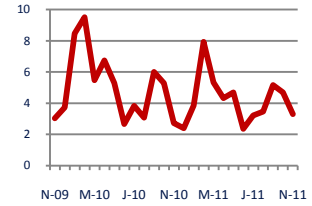
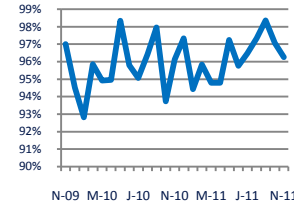
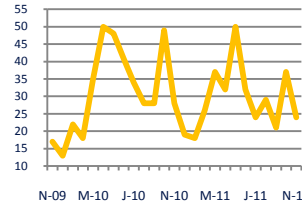
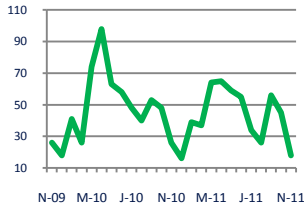


## Focus On: Chevy Chase North Housing Market

November 2011

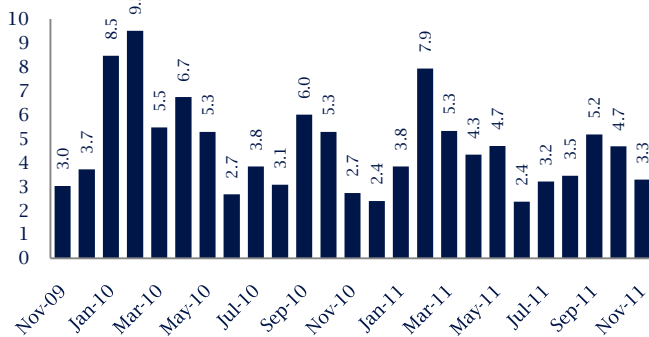
Zip Code(s): 20815

<b>New Listings</b> 18	<b>Current Contracts</b> 24	<b>Sold Vs. List Price</b> 96.3%	<b>Months of Supply</b> 3.3
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<b>Down -31%</b> Vs. Year Ago	<b>Down -14%</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago	<b>Up 21%</b> Vs. Year Ago
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### Months Of Supply



### Months of Supply

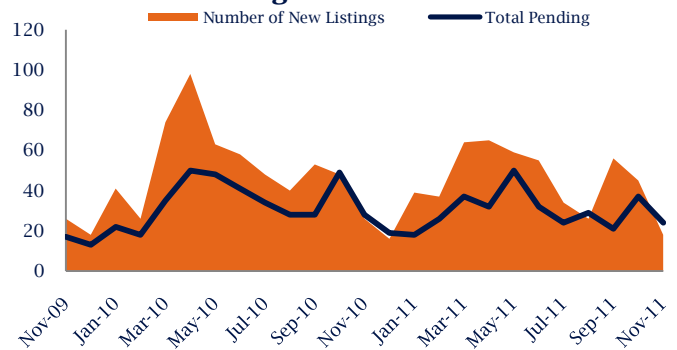
In November, there was 3.3 months of supply available in Chevy Chase North, compared to 2.7 in November 2010. That is an increase of 21% versus a year ago.

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 18 homes newly listed for sale in Chevy Chase North compared to 26 in November 2010, a decrease of 31%. There were 24 current contracts pending sale this November compared to 28 a year ago. The number of current contracts is 14% lower than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In November, the average sale price in Chevy Chase North was 96.3% 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 43, lower than the average last year, which was 69, a decrease of 38%.

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