



The Long & Foster® Market Minute™



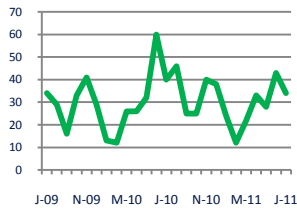
Focus On: Chevy Chase North Housing Market

July 2011

Zip Code(s): 20815

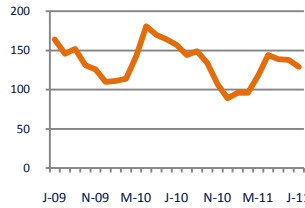
Units Sold

34



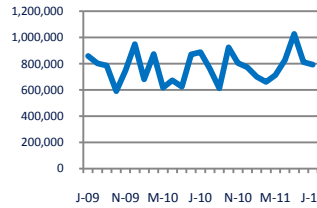
Active Inventory

129



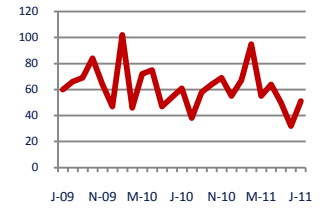
Median Sale Price

\$792,500



Days On Market

51



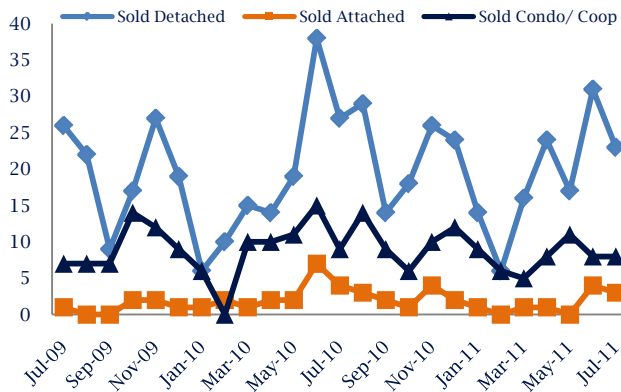
Down - 15%
Vs. Year Ago

Down - 18%
Vs. Year Ago

Down - 11%
Vs. Year Ago

Down - 16%
Vs. Year Ago

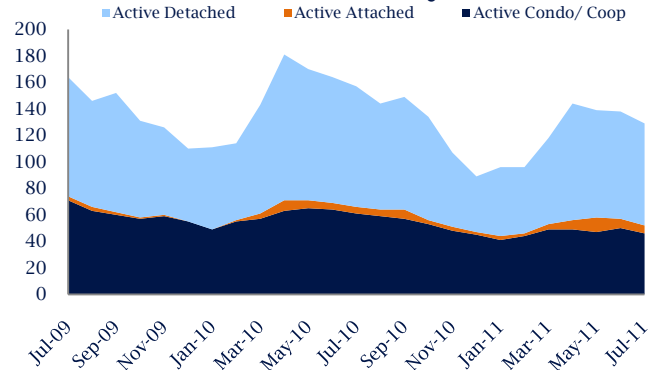
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 34 sold this month in Chevy Chase North versus 43 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 15% versus July 2010.

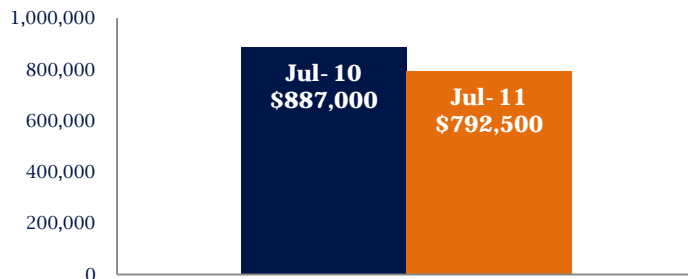
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 18%. The total number of active inventory this July was 129 compared to 157 in July 2010. This month's total of 129 is lower than the previous month's total supply of available inventory of 138, a decrease of 7%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Chevy Chase North Homes was \$887,000. This July, the median sale price was \$792,500, a decrease of 11% or \$94,500 compared to last year. The current median sold price is 2% lower than in June.

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[®] Market Minute[™]

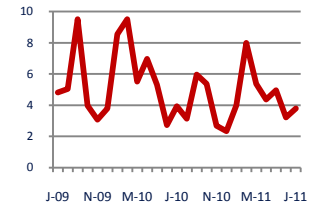
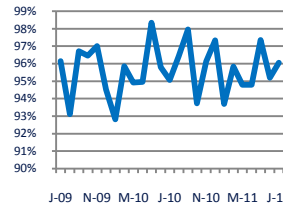
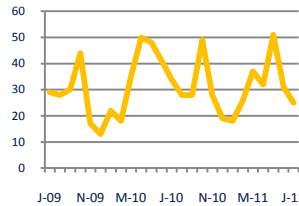
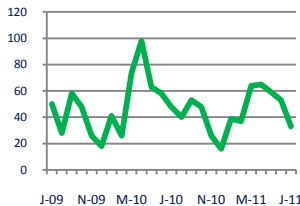


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July 2011

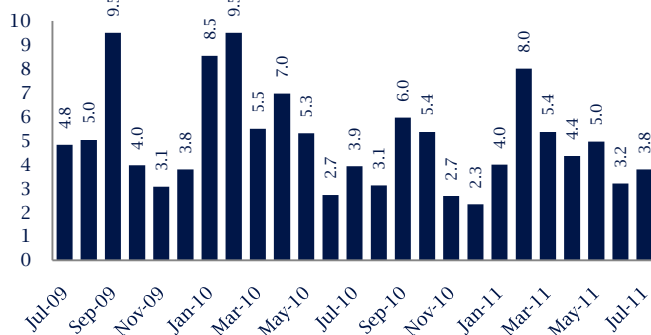
Zip Code(s): 20815

New Listings 33	Current Contracts 25	Sold Vs. List Price 96.1%	Months of Supply 3.8
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Down -31% Vs. Year Ago	Down -26% Vs. Year Ago	Up 1.1% Vs. Year Ago	Down -4% Vs. Year Ago
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Months Of Supply



Months of Supply

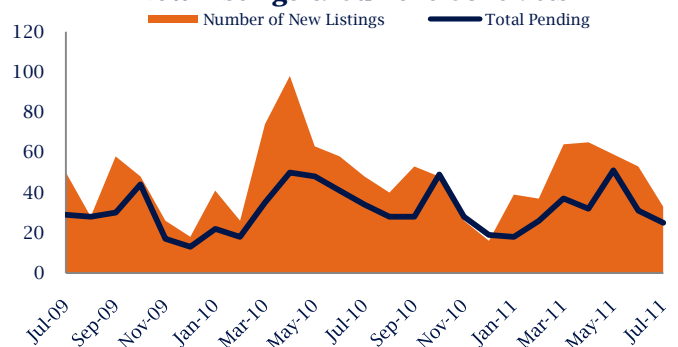
In July, there was 3.8 months of supply available in Chevy Chase North, compared to 3.9 in July 2010. That is a decrease of 3% versus a year ago.

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 33 homes newly listed for sale in Chevy Chase North compared to 48 in July 2010, a decrease of 31%. There were 25 current contracts pending sale this July compared to 34 a year ago. The number of current contracts is 26% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Chevy Chase North was 96.1% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 61, a decrease of 16%.

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