



The Long & Foster® Market Minute™

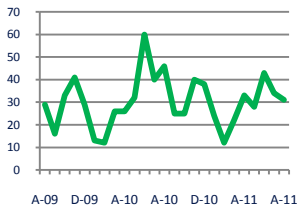


Focus On: Chevy Chase North Housing Market

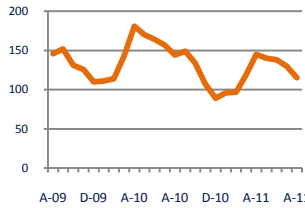
August 2011

Zip Code(s): 20815

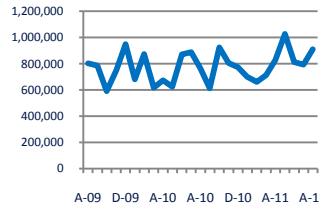
Units Sold
31



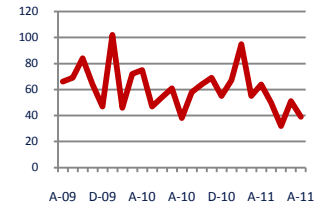
Active Inventory
115



Median Sale Price
\$910,000



Days On Market
39

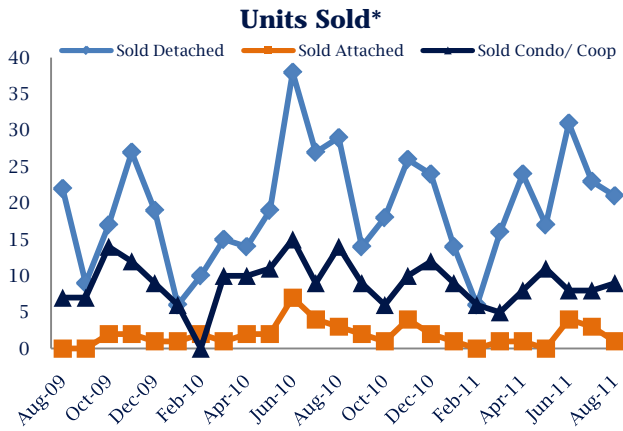


Down -33%
Vs. Year Ago

Down -20%
Vs. Year Ago

Up 19%
Vs. Year Ago

Up 3%
Vs. Year Ago

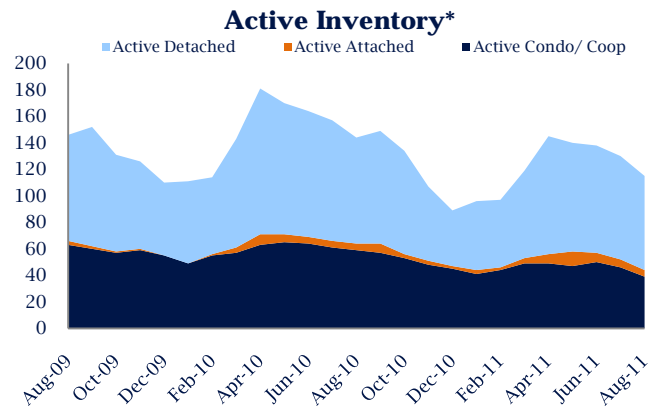


Units Sold

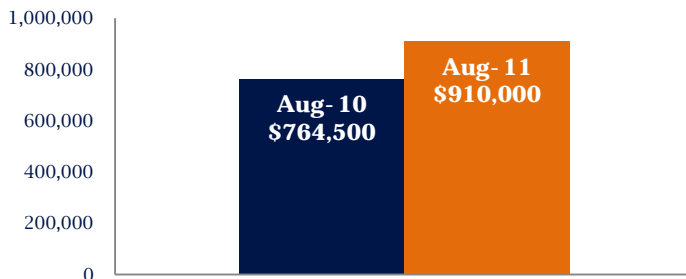
There was a decrease in total units sold in August, with 31 sold this month in Chevy Chase North versus 34 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 33% versus August 2010.

Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 20%. The total number of active inventory this August was 115 compared to 144 in August 2010. This month's total of 115 is lower than the previous month's total supply of available inventory of 130, a decrease of 12%.



Median Sale Price



Median Sale Price

Last August, the median sale price for Chevy Chase North Homes was \$764,500. This August, the median sale price was \$910,000, an increase of 19% or \$145,500 compared to last year. The current median sold price is 15% higher than in July.

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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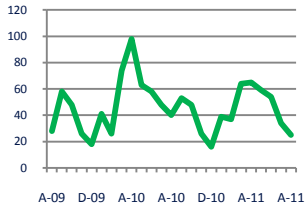
Focus On: Chevy Chase North Housing Market

August 2011

Zip Code(s): 20815

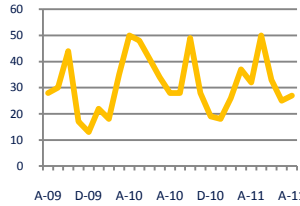
New Listings

25



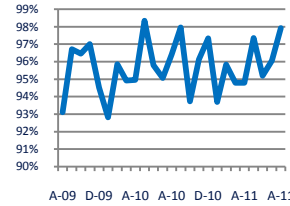
Current Contracts

27



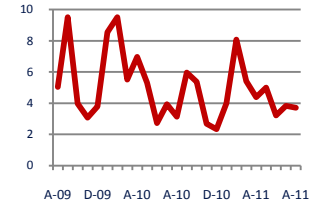
Sold Vs. List Price

97.9%



Months of Supply

3.7



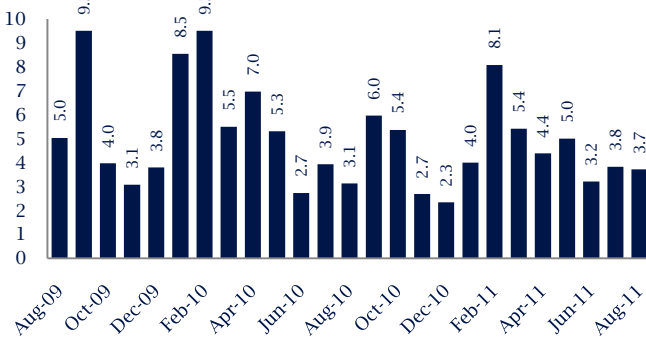
Down -38%
Vs. Year Ago

Down -4%
Vs. Year Ago

Up 1.6%
Vs. Year Ago

Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

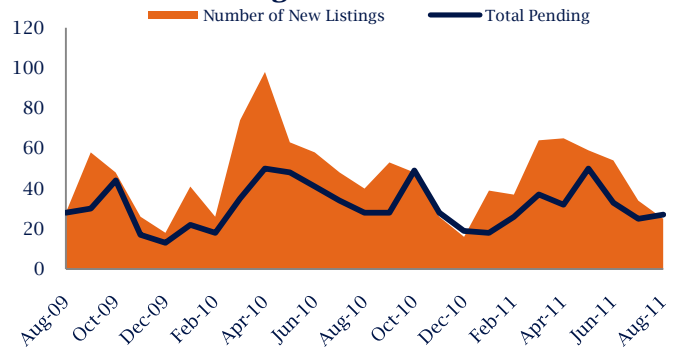
In August, there was 3.7 months of supply available in Chevy Chase North, compared to 3.1 in August 2010. That is an increase of 19% versus a year ago.

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 25 homes newly listed for sale in Chevy Chase North compared to 40 in August 2010, a decrease of 38%. There were 27 current contracts pending sale this August compared to 28 a year ago. The number of current contracts is 4% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Chevy Chase North was 97.9% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 38, an increase of 3%.

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