



The Long & Foster® Market Minute™

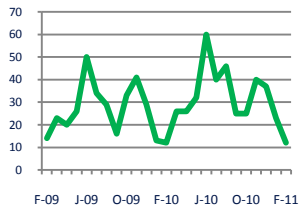


Focus On: Chevy Chase North Housing Market

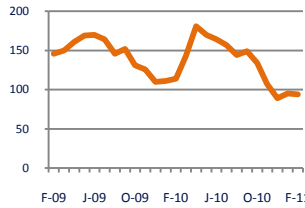
February 2011

Zip Code(s): 20815

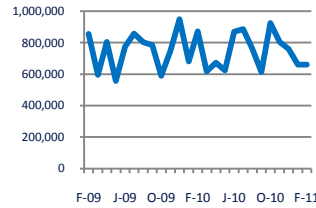
Units Sold
12



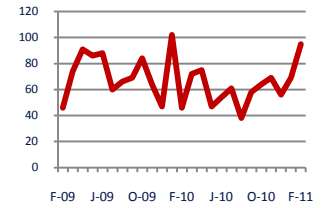
Active Inventory
94



Median Sale Price
\$660,000



Days On Market
95



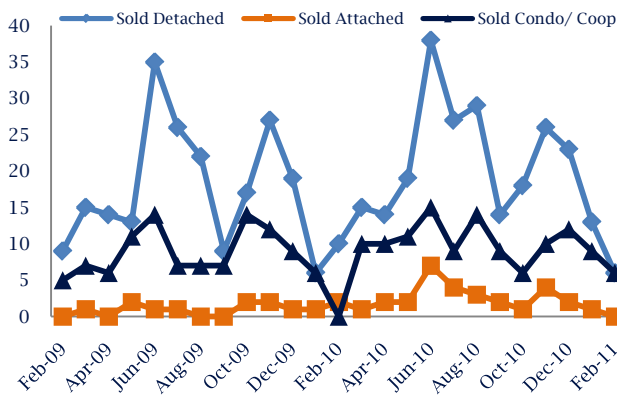
No Change
Vs. Year Ago

Down - 18%
Vs. Year Ago

Down - 24%
Vs. Year Ago

Up 107%
Vs. Year Ago

Units Sold*



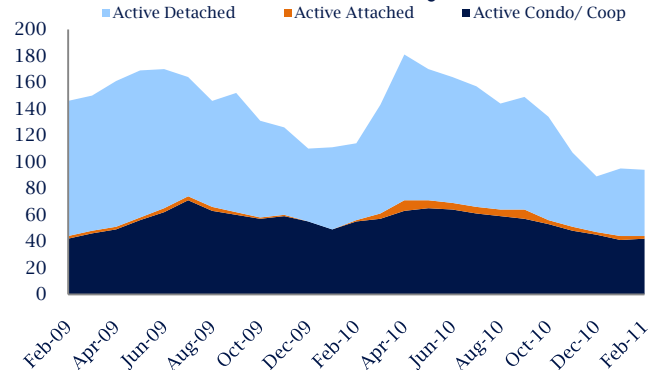
Units Sold

There was a decrease in total units sold in February, with 12 sold this month in Chevy Chase North versus 23 last month, a decrease of 48%. This month's total units sold was the same as this time last year. The current month's total is lower than the twelve month average of 33.

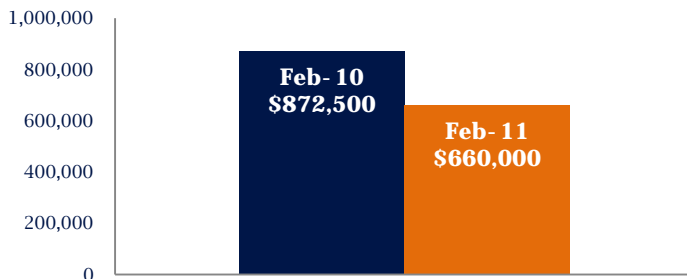
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 18%. The total number of active inventory this February was 94 compared to 114 in February 2010. This month's total of 94 is lower than the previous month's total supply of available inventory of 95, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price in Chevy Chase North was \$872,500. This February, the median sale price was \$660,000, a decrease of 24% or \$212,500 compared to last year. The current median sale price is the same as in January.

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.





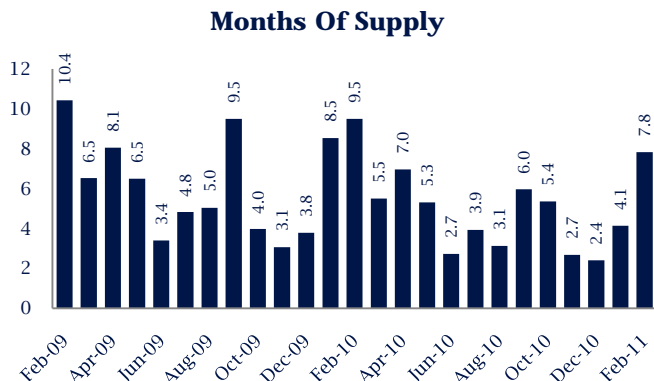
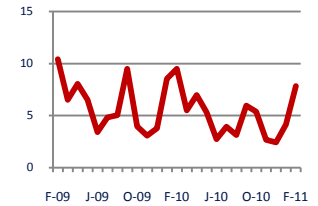
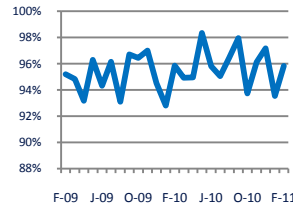
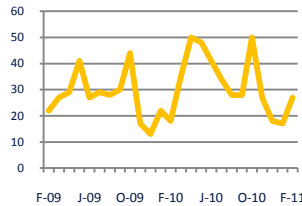
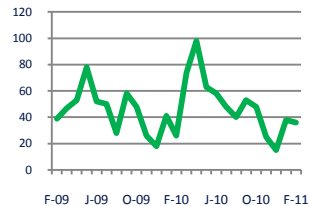
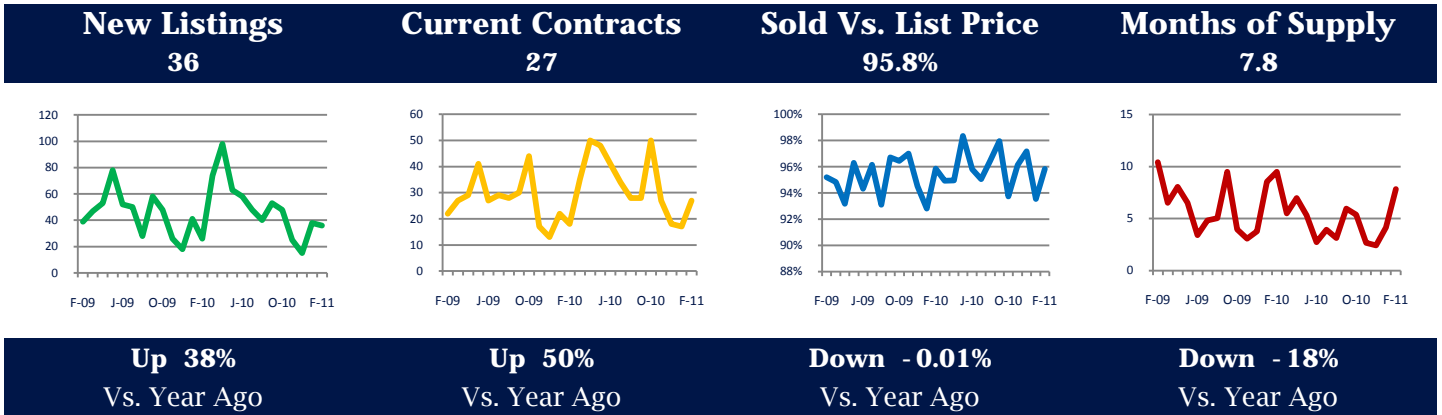
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Focus On: Chevy Chase North Housing Market

February 2011

Zip Code(s): 20815



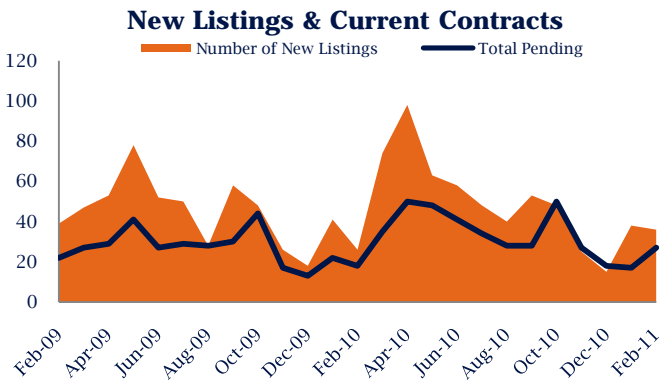
Months of Supply

In February, there was 7.8 months of supply available in Chevy Chase North, compared to 9.5 in February 2010. That is a decrease of 18% versus a year ago.

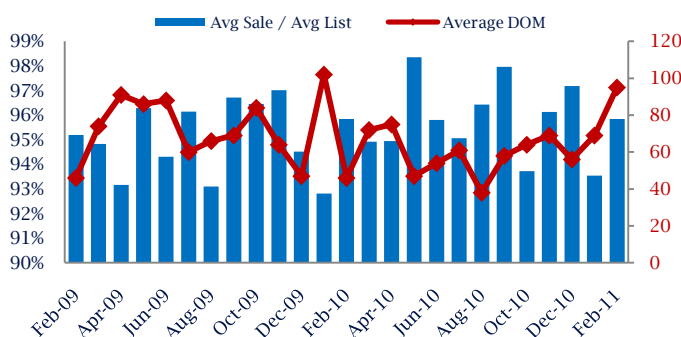
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Chevy Chase North compared to 26 in February 2010, an increase of 38%. There were 27 current contracts pending sale this February compared to 18 a year ago. The number of current contracts is 59% higher than last month.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Chevy Chase North was 95.8% percent of the average list price, which is 0.01% lower than at this time last year.

Days On Market

This month, the average number of days on market was 95, higher than the average last year, which was 46, an increase of 107%.

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