



# The Long & Foster® Market Minute™



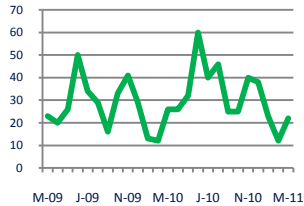
## Focus On: Chevy Chase North Housing Market

March 2011

Zip Code(s): 20815

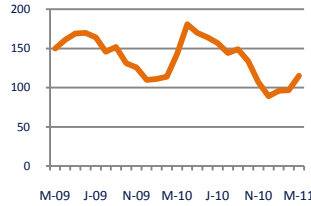
### Units Sold

22



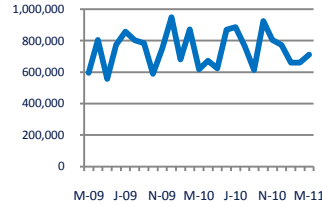
### Active Inventory

115



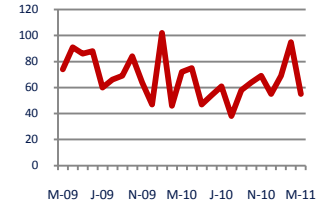
### Median Sale Price

\$712,000



### Days On Market

55



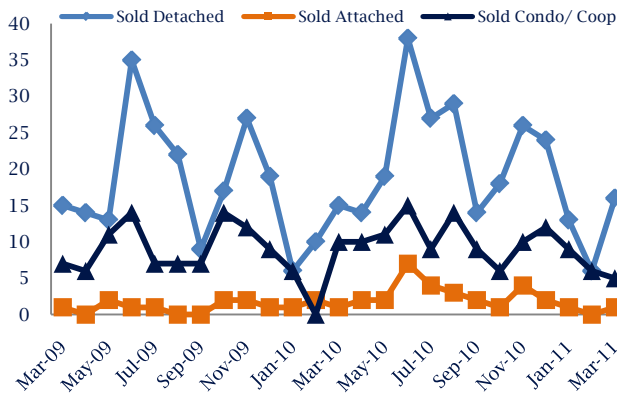
**Down**  
Vs. Year Ago

**Down - 20%**  
Vs. Year Ago

**Up**  
Vs. Year Ago

**Down - 24%**  
Vs. Year Ago

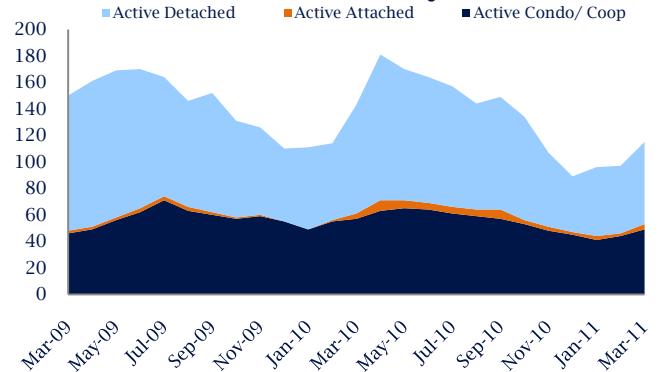
### Units Sold\*



### Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 22 sold this month in Chevy Chase North. This month's total units sold was lower than at this time last year, a decrease from March 2010.

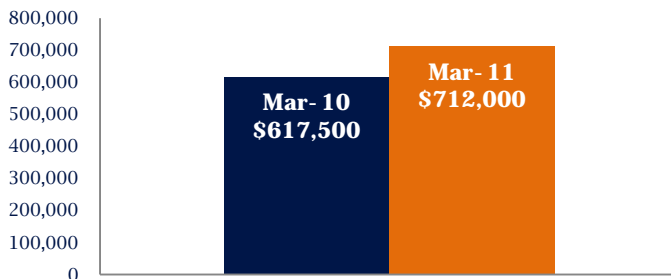
### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 20%. The total number of active inventory this March was 115 compared to 143 in March 2010. This month's total of 115 is higher than the previous month's total supply of available inventory of 97, an increase of 19%.

### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Chevy Chase North Homes was \$617,500. This March, the median sale price was \$712,000, an increase of \$94,500 compared to last year. The current median sold price is higher than in February.

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™

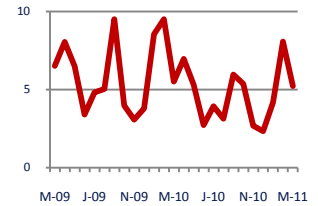
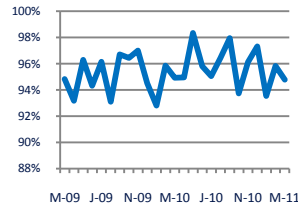
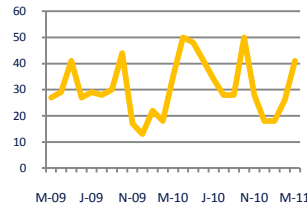
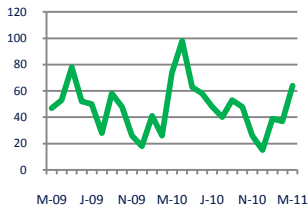


## Focus On: Chevy Chase North Housing Market

March 2011

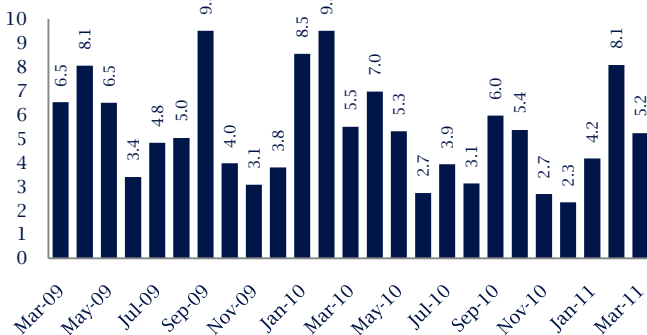
Zip Code(s): 20815

<b>New Listings</b> 64	<b>Current Contracts</b> 41	<b>Sold Vs. List Price</b> 94.8%	<b>Months of Supply</b> 5.2
---------------------------	--------------------------------	-------------------------------------	--------------------------------



<b>Down - 14%</b> Vs. Year Ago	<b>Up 17%</b> Vs. Year Ago	<b>No Change</b> Vs. Year Ago	<b>Down - 5%</b> Vs. Year Ago
-----------------------------------	-------------------------------	----------------------------------	----------------------------------

### Months Of Supply



### Months of Supply

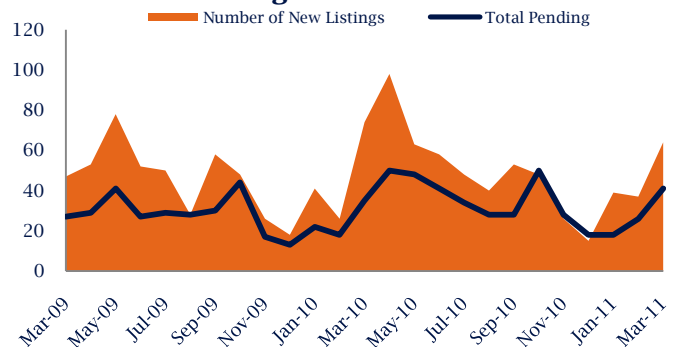
In March, there was 5.2 months of supply available in Chevy Chase North, compared to 5.5 in March 2010. That is a decrease of 5% versus a year ago.

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 64 homes newly listed for sale in Chevy Chase North compared to 74 in March 2010, a decrease of 14%. There were 41 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 17% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Chevy Chase North was 94.8% 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 55, lower than the average last year, which was 72, a decrease of 24%.

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.

