



The Long & Foster® Market Minute™



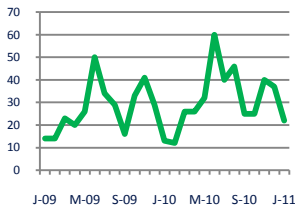
Focus On: Chevy Chase North Housing Market

January 2011

Zip Code(s): 20815

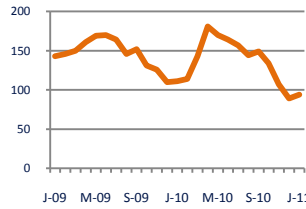
Units Sold

22



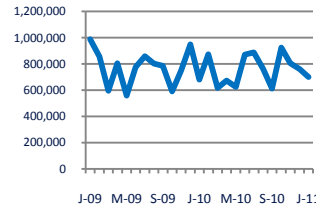
Active Inventory

94



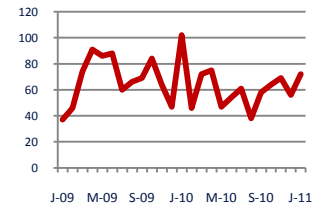
Median Sale Price

\$700,000



Days On Market

72



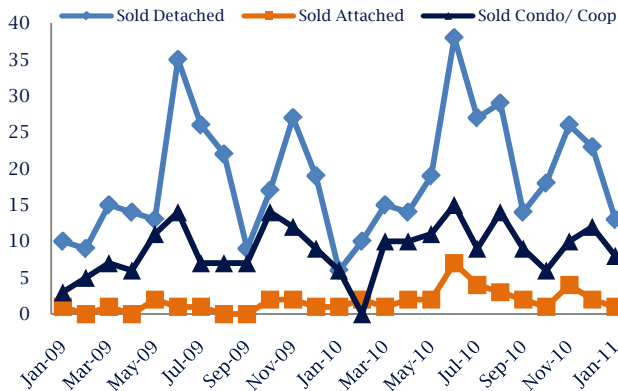
Up 69%
Vs. Year Ago

Down -15%
Vs. Year Ago

Up 3%
Vs. Year Ago

Down -29%
Vs. Year Ago

Units Sold*



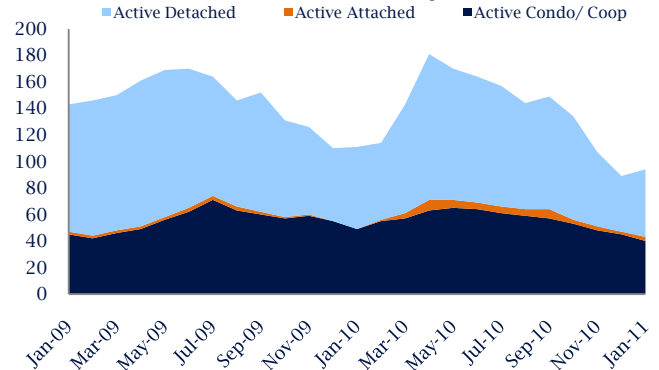
Units Sold

There was a decrease in total units sold in January, with 22 sold this month in Chevy Chase North versus 37 last month, a decrease of 41%. This month's total units sold was higher than at this time last year, an increase of 69% versus January 2010. The current month's total is lower than the twelve month average of 33.

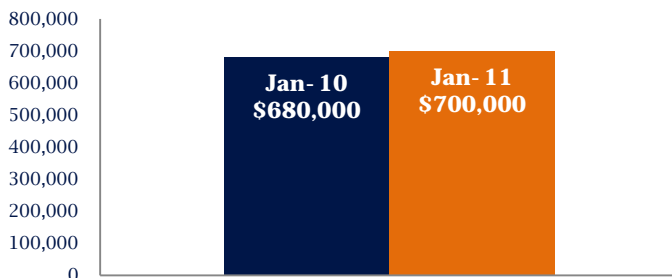
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 15%. The total number of active inventory this January was 94 compared to 111 in January 2010. This month's total of 94 is higher than the previous month's total supply of available inventory of 89, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price in Chevy Chase North was \$680,000. This January, the median sale price was \$700,000, an increase of 3% or \$20,000 compared to last year. The current median sold price is 8% lower than in December.

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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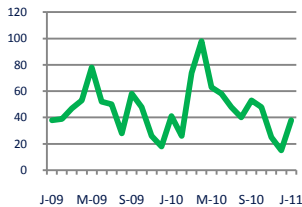
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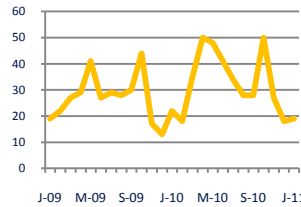
New Listings

38



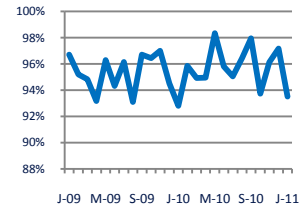
Current Contracts

19



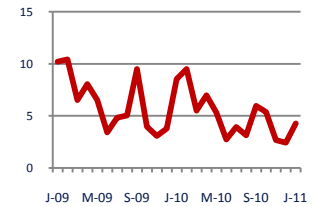
Sold Vs. List Price

93.5%



Months of Supply

4.3



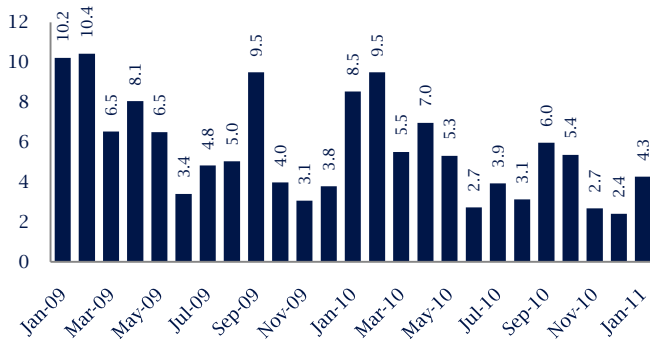
Down - 7%
Vs. Year Ago

Down - 14%
Vs. Year Ago

Up 0.8%
Vs. Year Ago

Down - 50%
Vs. Year Ago

Months Of Supply



Months of Supply

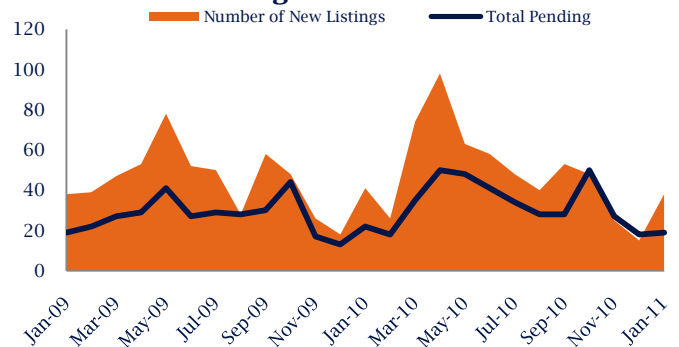
In January, there was 4.3 months of supply available in Chevy Chase North, compared to 8.5 in January 2010. That is a decrease of 50% versus a year ago.

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.

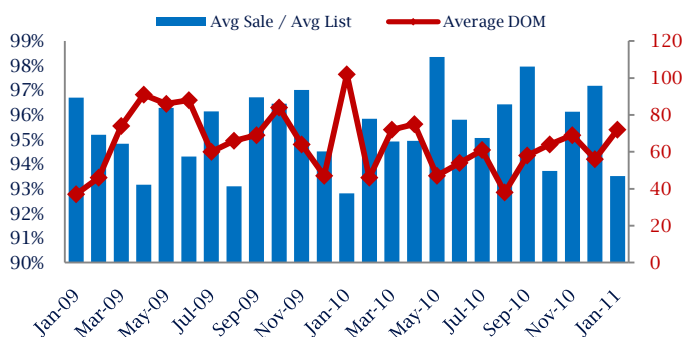
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Chevy Chase North compared to 41 in January 2010, a decrease of 7%. There were 19 current contracts pending sale this January compared to 22 a year ago. The number of current contracts is 6% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Chevy Chase North was 93.5% percent of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 72, lower than the average last year, which was 102, a decrease of 29%.

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