

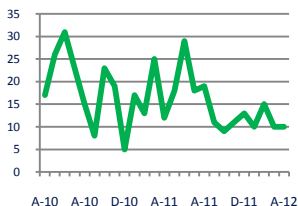


Focus On: Chevy Chase Housing Market

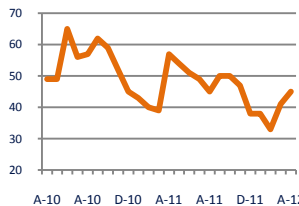
April 2012

Zip Code(s): 20015

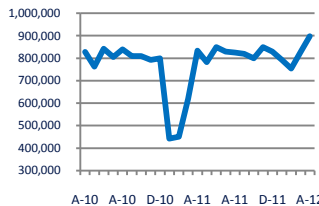
Units Sold
10



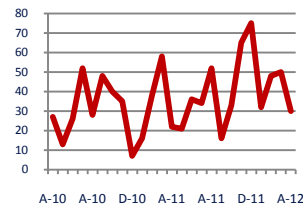
Active Inventory
45



Median Sale Price
\$897,500



Days On Market
30



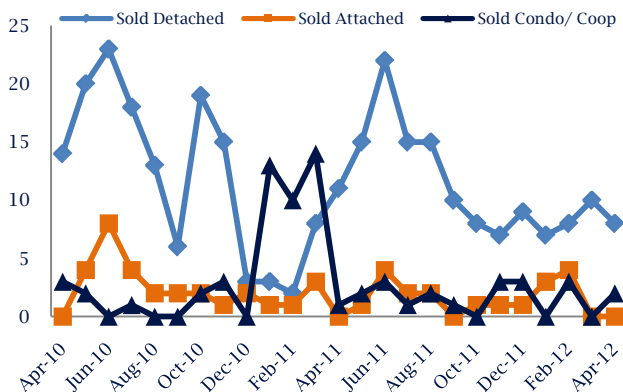
Down - 17%
Vs. Year Ago

Down - 21%
Vs. Year Ago

Up 8%
Vs. Year Ago

Up 36%
Vs. Year Ago

Units Sold*



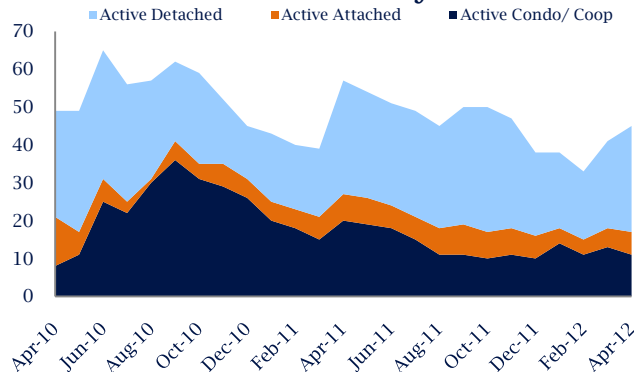
Units Sold

The number of units sold remained stable in April, with 10 sold this month in Chevy Chase. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2011.

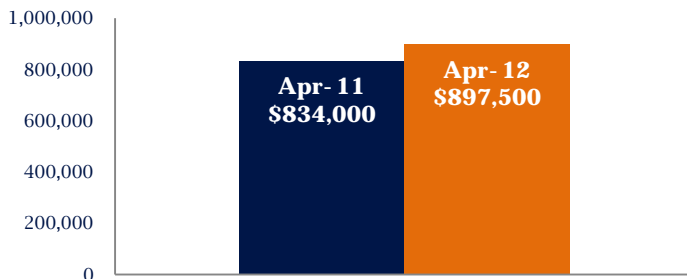
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 21%. The total number of active inventory this April was 45 compared to 57 in April 2011. This month's total of 45 is higher than the previous month's total supply of available inventory of 41, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chevy Chase Homes was \$834,000. This April, the median sale price was \$897,500, an increase of 8% or \$63,500 compared to last year. The current median sold price is 9% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Chevy Chase is defined as properties in zip code 20015.

*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.

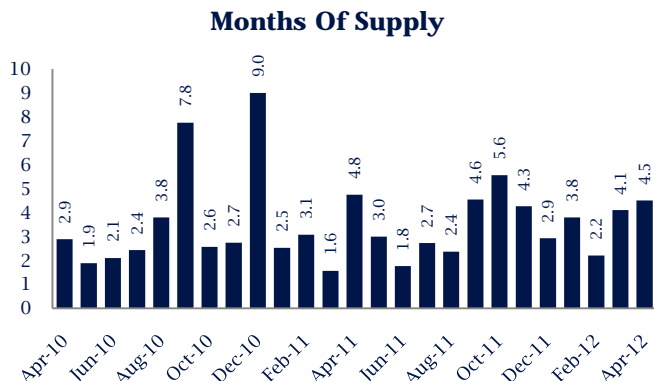
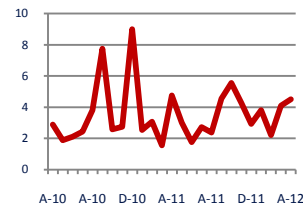
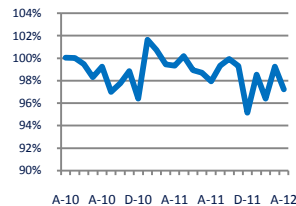
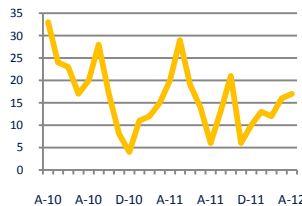
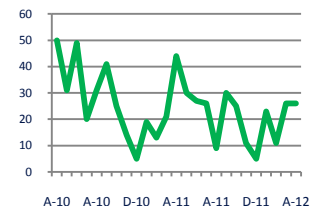
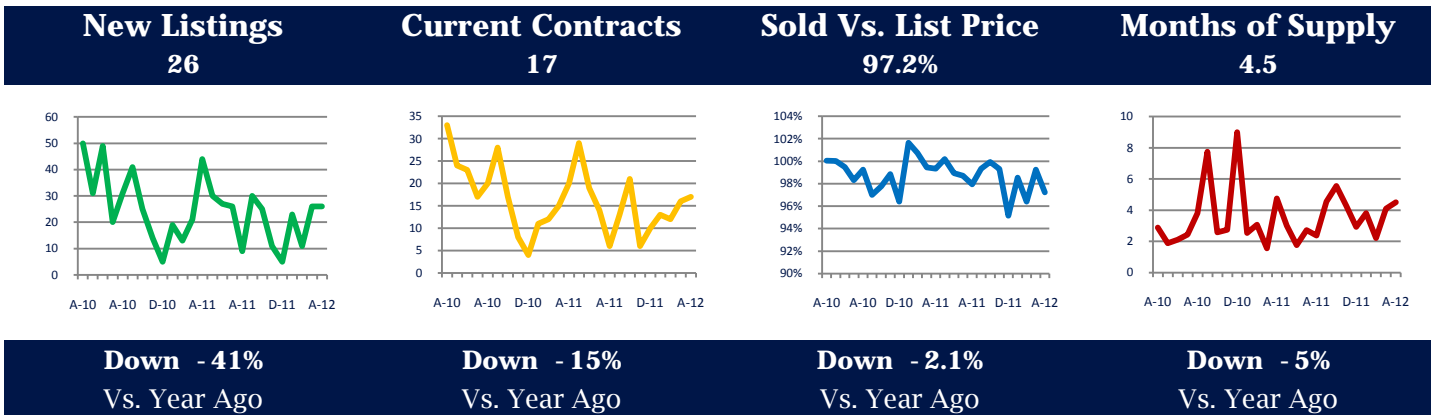




Focus On: Chevy Chase Housing Market

April 2012

Zip Code(s): 20015



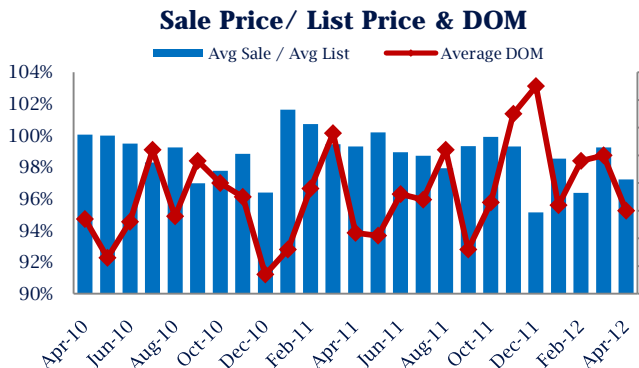
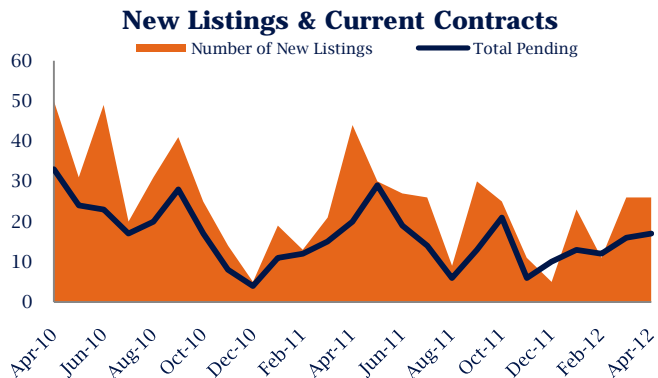
Months of Supply

In April, there was 4.5 months of supply available in Chevy Chase, compared to 4.8 in April 2011. 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 26 homes newly listed for sale in Chevy Chase compared to 44 in April 2011, a decrease of 41%. There were 17 current contracts pending sale this April compared to 20 a year ago. The number of current contracts is 15% lower than last April.



Sale Price to List Price Ratio

In April, the average sale price in Chevy Chase was 97.2% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 22, an increase of 36%.

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