October 2016

All Home Types
Detached
Attached/Townhouse
Condo & Coop

Local Market Insight

Chevy Chase, MD

MarketStats by ShowingTime

Presented by
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October 2016
Chevy Chase, MD

New Listings — 62

-16.2% from Sep 2016: **74**
-11.4% from Oct 2015: **70**

YTD	2016	2015	+/-
	594	**540**	10.0%

5-year Oct average: **57**

New Pendings — 38

-11.6% from Sep 2016: **43**
2.7% from Oct 2015: **37**

YTD	2016	2015	+/-
	399	**392**	1.8%

5-year Oct average: **35**

Closed Sales — 38

18.8% from Sep 2016: **32**
26.7% from Oct 2015: **30**

YTD	2016	2015	+/-
	359	**361**	-0.6%

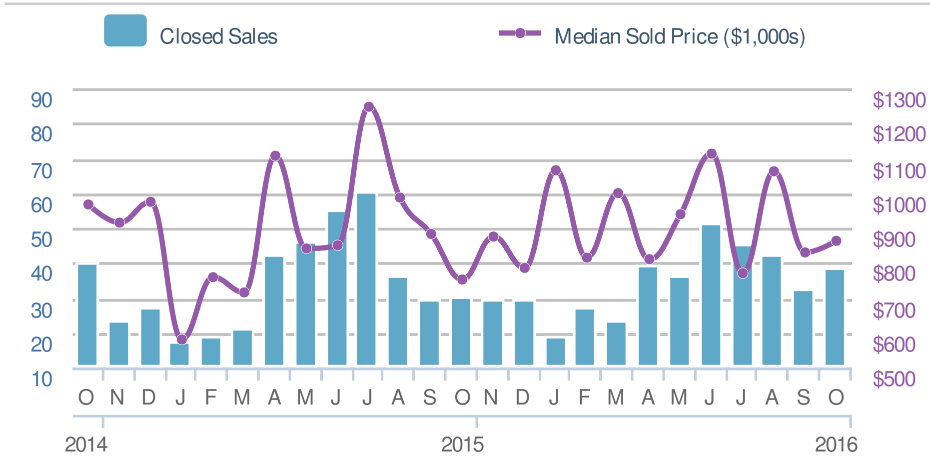
5-year Oct average: **30**

Median Sold Price — $863,750

4.1% from Sep 2016: **$830,000**
14.8% from Oct 2015: **$752,500**

YTD	2016	2015	+/-
	$875,575	**$900,000**	-2.7%

5-year Oct average: **$804,350**



Active Listings — 140

140
Min 72 — 106 (5-year Oct average) — Max 140

Sep 2016	Oct 2015
134	**121**

Avg DOM — 39

39
Min 33 — 41 (5-year Oct average) — Max 52

Sep 2016	Oct 2015	YTD
51	**44**	**45**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 93.8% — 96.3% (5-year Oct average) — Max 98.3%

Sep 2016	Oct 2015	YTD
94.4%	**93.8%**	**96.8%**

Data Source: Bright MLS. Statistics calculated November 04, 2016.

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October 2016

Chevy Chase, MD - Detached

New Listings — 39

-4.9% from Sep 2016: **41**

-2.5% from Oct 2015: **40**

YTD	2016	2015	+/-
	348	**337**	3.3%

5-year Oct average: **33**

New Pendings — 23

-8.0% from Sep 2016: **25**

-8.0% from Oct 2015: **25**

YTD	2016	2015	+/-
	243	**238**	2.1%

5-year Oct average: **22**

Closed Sales — 25

47.1% from Sep 2016: **17**

66.7% from Oct 2015: **15**

YTD	2016	2015	+/-
	222	**217**	2.3%

5-year Oct average: **18**

Median Sold Price — $1,049,000

-19.3% from Sep 2016: **$1,300,000**

4.9% from Oct 2015: **$1,000,000**

YTD	2016	2015	+/-
	$1,127,500	**$1,175,000**	-4.0%

5-year Oct average: **$991,400**

Summary

In Chevy Chase, MD, the median sold price for Detached properties for October was $1,049,000, representing a decrease of 19.3% compared to last month and an increase of 4.9% from Oct 2015. The average days on market for units sold in October was 38 days, 5% below the 5-year October average of 40 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 32; and a 1.6% increase in supply to 65 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.53 in September and an increase from 0.38 in October 2015. The Contract Ratio is 4% higher than the 5-year October average of 0.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 65

65
Min 52 | 62 5-year Oct average | Max 72

Sep 2016	Oct 2015
64	**72**

Avg DOM — 38

38
Min 25 | 40 5-year Oct average | Max 55

Sep 2016	Oct 2015	YTD
43	**44**	**46**

Avg Sold to OLP Ratio — 98.6%

98.6%
Min 91.6% | 96.5% 5-year Oct average | Max 100.0%

Sep 2016	Oct 2015	YTD
95.1%	**91.6%**	**97.1%**

Data Source: Bright MLS. Statistics calculated November 04, 2016.

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Chevy Chase, MD - Attached/Townhouse

New Listings — 1

0.0% from Sep 2016: **1**

0.0% from Oct 2015: **0**

YTD	2016	2015	+/-
	2	**1**	100.0%

5-year Oct average: **1**

New Pendings — 0

0.0% from Sep 2016: **0**

0.0% from Oct 2015: **0**

YTD	2016	2015	+/-
	0	**1**	-100.0%

5-year Oct average: **0**

Closed Sales — 0

0.0% from Sep 2016: **0**

0.0% from Oct 2015: **0**

YTD	2016	2015	+/-
	0	**1**	-100.0%

5-year Oct average: **0**

Median Sold Price — $0

0.0% from Sep 2016: **$0**

0.0% from Oct 2015: **$0**

YTD	2016	2015	+/-
	$0	**$2,750,000**	-100.0%

5-year Oct average: **$0**

Summary

In Chevy Chase, MD, the median sold price for Attached/Townhouse properties for October was $0, representing no change compared to last month and no change from Oct 2015. The average days on market for units sold in October was 0 days, the same as the 5-year October average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 0; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from September and no change from October 2015. The Contract Ratio is the same as the 5-year October average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 4

4

Min 1 — 2 (5-year Oct average) — Max 4

Sep 2016	Oct 2015
3	**2**

Avg DOM — 0

0

Min 0 — 0 (5-year Oct average) — Max 0

Sep 2016	Oct 2015	YTD
0	**0**	**0**

Avg Sold to OLP Ratio — 0.0%

0.0%

Min 0.0% — 0.0% (5-year Oct average) — Max 0.0%

Sep 2016	Oct 2015	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated November 04, 2016.

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October 2016
Chevy Chase, MD - Condo & Coop

New Listings — 22

-29.0% from Sep 2016: **31**
-26.7% from Oct 2015: **30**

YTD	2016	2015	+/-
	242	**202**	19.8%

5-year Oct average: **23**

New Pendings — 15

-16.7% from Sep 2016: **18**
25.0% from Oct 2015: **12**

YTD	2016	2015	+/-
	156	**153**	2.0%

5-year Oct average: **13**

Closed Sales — 13

-13.3% from Sep 2016: **15**
-13.3% from Oct 2015: **15**

YTD	2016	2015	+/-
	137	**143**	-4.2%

5-year Oct average: **12**

Median Sold Price — $625,000

25.0% from Sep 2016: **$500,000**
25.0% from Oct 2015: **$499,900**

YTD	2016	2015	+/-
	$550,000	**$515,000**	6.8%

5-year Oct average: **$546,360**

Summary

In Chevy Chase, MD, the median sold price for Condo & Coop properties for October was $625,000, representing an increase of 25% compared to last month and an increase of 25% from Oct 2015. The average days on market for units sold in October was 43 days, 8% above the 5-year October average of 40 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from September) to 22; and a 6.1% increase in supply to 70 active units.

This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.32 in September and an increase from 0.30 in October 2015. The Contract Ratio is 24% lower than the 5-year October average of 0.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 70

70
Min 19 | 41 | Max 70
5-year Oct average

Sep 2016	Oct 2015
66	**47**

Avg DOM — 43

43
Min 29 | 40 | Max 45
5-year Oct average

Sep 2016	Oct 2015	YTD
60	**45**	**44**

Avg Sold to OLP Ratio — 97.1%

97.1%
Min 93.1% | 96.0% | Max 97.3%
5-year Oct average

Sep 2016	Oct 2015	YTD
93.5%	**96.0%**	**96.3%**

Data Source: Bright MLS. Statistics calculated November 04, 2016.