November 2016

All Home Types
Detached
Attached/Townhouse
Condo & Coop

Local Market Insight

Chevy Chase, MD

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November 2016
Chevy Chase, MD

New Listings — 19

-69.4% from Oct 2016: **62**
-17.4% from Nov 2015: **23**

YTD	2016	2015	+/-
	614	**564**	8.9%

5-year Nov average: **25**

New Pendings — 33

-13.2% from Oct 2016: **38**
57.1% from Nov 2015: **21**

YTD	2016	2015	+/-
	433	**414**	4.6%

5-year Nov average: **29**

Closed Sales — 36

-5.3% from Oct 2016: **38**
24.1% from Nov 2015: **29**

YTD	2016	2015	+/-
	395	**390**	1.3%

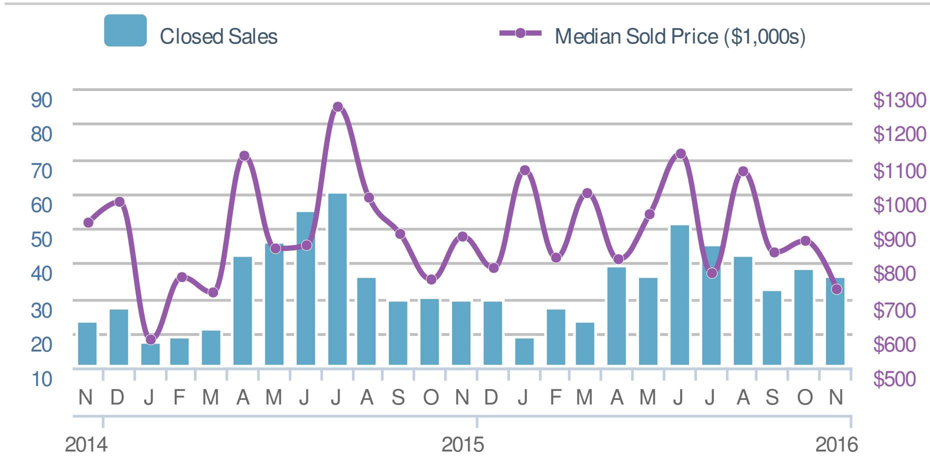
5-year Nov average: **30**

Median Sold Price — $724,950

-16.1% from Oct 2016: **$863,750**
-17.1% from Nov 2015: **$875,000**

YTD	2016	2015	+/-
	$850,000	**$900,000**	-5.6%

5-year Nov average: **$810,790**



Active Listings — 114

114
Min 57 — 86 — Max 114
5-year Nov average

Oct 2016	Nov 2015
140	**102**

Avg DOM — 68

68
Min 24 — 40 — Max 68
5-year Nov average

Oct 2016	Nov 2015	YTD
39	**38**	**47**

Avg Sold to OLP Ratio — 93.8%

93.8%
Min 93.8% — 96.1% — Max 98.9%
5-year Nov average

Oct 2016	Nov 2015	YTD
98.1%	**95.3%**	**96.5%**

Data Source: Bright MLS. Statistics calculated December 05, 2016.

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November 2016
Chevy Chase, MD - Detached

New Listings — 10

-74.4% from Oct 2016: **39**

-16.7% from Nov 2015: **12**

YTD	2016	2015	+/-
	359	**350**	2.6%

5-year Nov average: **14**

New Pendings — 19

-17.4% from Oct 2016: **23**

26.7% from Nov 2015: **15**

YTD	2016	2015	+/-
	263	**254**	3.5%

5-year Nov average: **16**

Closed Sales — 19

-24.0% from Oct 2016: **25**

0.0% from Nov 2015: **19**

YTD	2016	2015	+/-
	241	**236**	2.1%

5-year Nov average: **17**

Median Sold Price — $1,165,000

11.1% from Oct 2016: **$1,049,000**

5.9% from Nov 2015: **$1,100,000**

YTD	2016	2015	+/-
	$1,130,000	**$1,162,500**	-2.8%

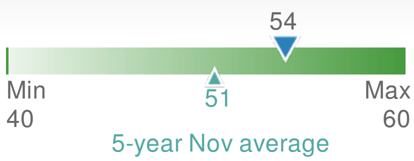
5-year Nov average: **$1,082,800**

Summary

In Chevy Chase, MD, the median sold price for Detached properties for November was $1,165,000, representing an increase of 11.1% compared to last month and an increase of 5.9% from Nov 2015. The average days on market for units sold in November was 59 days, 49% above the 5-year November average of 40 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 30; and a 16.9% decrease in supply to 54 active units.

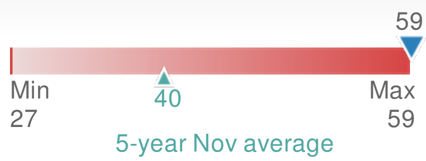
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.49 in October and an increase from 0.44 in November 2015. The Contract Ratio is 5% higher than the 5-year November average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 54



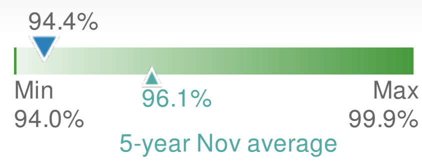
Oct 2016	Nov 2015
65	**55**

Avg DOM — 59



Oct 2016	Nov 2015	YTD
38	**40**	**47**

Avg Sold to OLP Ratio — 94.4%



Oct 2016	Nov 2015	YTD
98.6%	**94.0%**	**96.9%**

Data Source: Bright MLS. Statistics calculated December 05, 2016.

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Chevy Chase, MD - Attached/Townhouse

New Listings 0

-100.0% from Oct 2016: **1**
0.0% from Nov 2015: **0**

YTD	2016	2015	+/-
	1	**1**	0.0%

5-year Nov average: **0**

New Pendings 1

0.0% from Oct 2016: **0**
0.0% from Nov 2015: **0**

YTD	2016	2015	+/-
	1	**1**	0.0%

5-year Nov average: **0**

Closed Sales 0

0.0% from Oct 2016: **0**
0.0% from Nov 2015: **0**

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

5-year Nov average: **0**

Median Sold Price $0

0.0% from Oct 2016: **$0**
0.0% from Nov 2015: **$0**

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

5-year Nov average: **$3,995,000**

Summary

In Chevy Chase, MD, the median sold price for Attached/Townhouse properties for November was $0, representing no change compared to last month and no change from Nov 2015. The average days on market for units sold in November was 0 days, the same as the 5-year November average of 0 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from October) to 1; and a 50% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in October and an increase from 0.00 in November 2015. The Contract Ratio is 400% higher than the 5-year November average of 0.10. 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 2

2

Min 1 — 2 — Max 2

5-year Nov average

Oct 2016	Nov 2015
4	**2**

Avg DOM 0

0

0 Min 0 — Max 0

5-year Nov average

Oct 2016	Nov 2015	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

0.0%

100.0% Min 100.0% — Max 100.0%

5-year Nov average

Oct 2016	Nov 2015	YTD
0.0%	**0.0%**	**0.0%**

Data Source: Bright MLS. Statistics calculated December 05, 2016.

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Chevy Chase, MD - Condo & Coop

New Listings — 9

-59.1%	-18.2%
from Oct 2016: **22**	from Nov 2015: **11**

YTD	2016	2015	+/-
	252	**213**	18.3%

5-year Nov average: **11**

New Pendings — 13

-13.3%	116.7%
from Oct 2016: **15**	from Nov 2015: **6**

YTD	2016	2015	+/-
	169	**159**	6.3%

5-year Nov average: **13**

Closed Sales — 17

30.8%	70.0%
from Oct 2016: **13**	from Nov 2015: **10**

YTD	2016	2015	+/-
	154	**153**	0.7%

5-year Nov average: **12**

Median Sold Price — $490,000

-21.6%	-17.8%
from Oct 2016: **$625,000**	from Nov 2015: **$596,250**

YTD	2016	2015	+/-
	$534,750	**$515,000**	3.8%

5-year Nov average: **$529,450**

Summary

In Chevy Chase, MD, the median sold price for Condo & Coop properties for November was $490,000, representing a decrease of 21.6% compared to last month and a decrease of 17.8% from Nov 2015. The average days on market for units sold in November was 76 days, 81% above the 5-year November average of 42 days. There was a 13.3% month over month decrease in new contract activity with 13 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 17; and an 18.6% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.31 in October and an increase from 0.22 in November 2015. The Contract Ratio is 55% lower than the 5-year November average of 0.67. 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 — 57

57

Min 16 — 34 (5-year Nov average) — Max 57

Oct 2016	Nov 2015
70	**45**

Avg DOM — 76

76

Min 17 — 42 (5-year Nov average) — Max 76

Oct 2016	Nov 2015	YTD
43	**34**	**48**

Avg Sold to OLP Ratio — 93.1%

93.1%

Min 93.1% — 96.5% (5-year Nov average) — Max 98.2%

Oct 2016	Nov 2015	YTD
97.1%	**97.8%**	**95.9%**

Data Source: Bright MLS. Statistics calculated December 05, 2016.