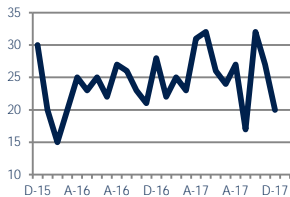




Zip Code(s): 20705

Units Sold

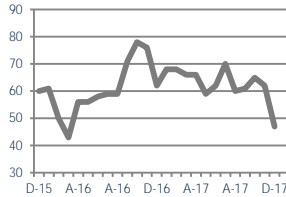
20



Down -29%
Vs. Year Ago

Active Inventory

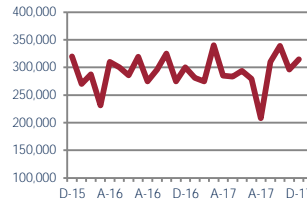
47



Down -24%
Vs. Year Ago

Median Sale Price

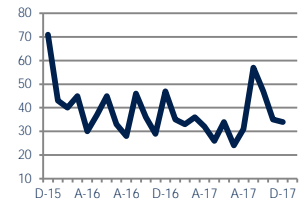
\$314,500



Up 5%
Vs. Year Ago

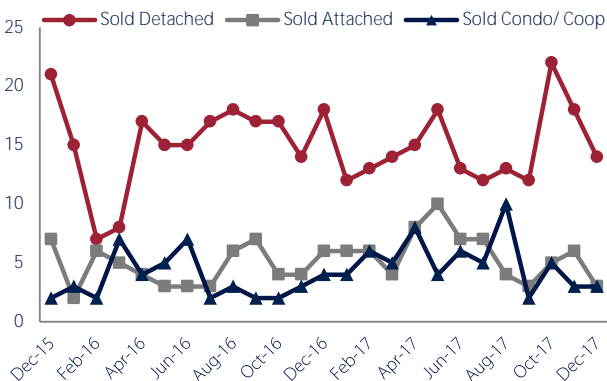
Days On Market

34



Down -28%
Vs. Year Ago

Units Sold*



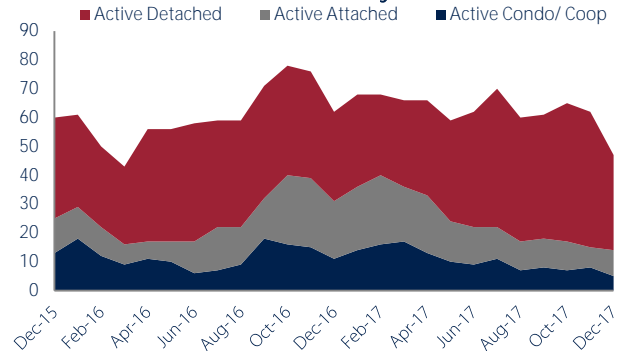
Units Sold

There was a decrease in total units sold in December, with 20 sold this month in Beltsville versus 27 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 29% versus December 2016.

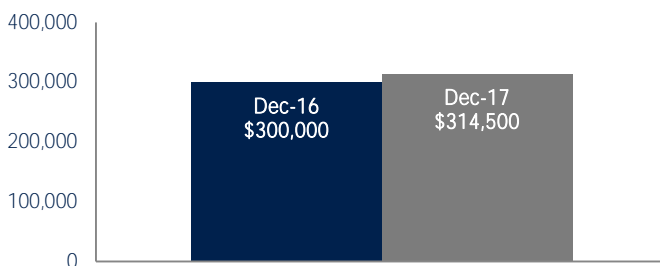
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 24%. The total number of active inventory this December was 47 compared to 62 in December 2016. This month's total of 47 is lower than the previous month's total supply of available inventory of 62, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Beltsville Homes was \$300,000. This December, the median sale price was \$314,500, an increase of 5% or \$14,500 compared to last year. The current median sold price is 6% higher than in November.

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

Beltsville are defined as properties listed in zip code/s 20705.

*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.

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CHRISTIE'S
INTERNATIONAL REAL ESTATE



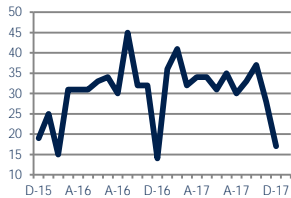
Focus On: Beltsville Housing Market

December 2017

Zip Code(s): 20705

New Listings

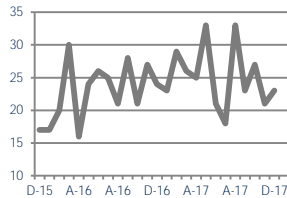
17



Up 21%
Vs. Year Ago

Current Contracts

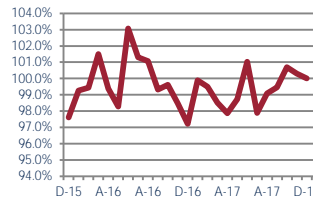
23



Down -4%
Vs. Year Ago

Sold Vs. List Price

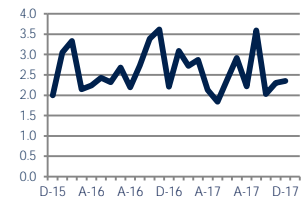
100.0%



Up 2.9%
Vs. Year Ago

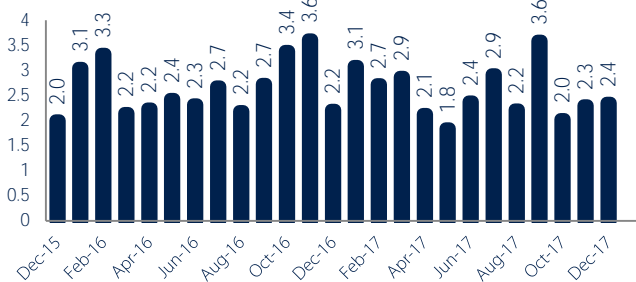
Months of Supply

2.4



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

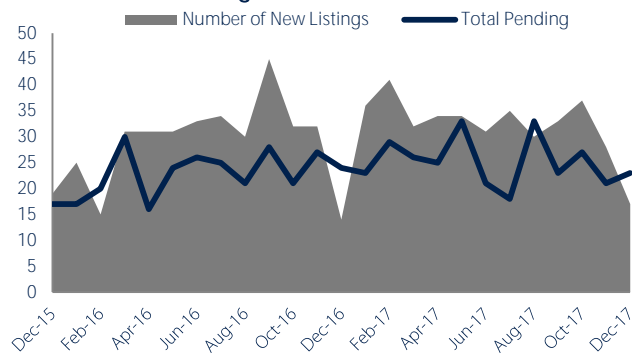
In December, there was 2.4 months of supply available in Beltsville, compared to 2.2 in December 2016. That is an increase of 6% versus a year ago.

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.

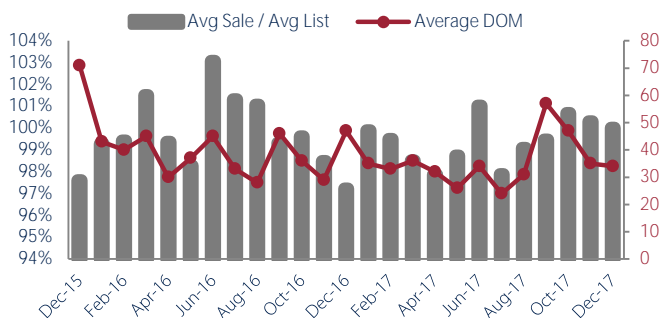
New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Beltsville compared to 14 in December 2016, an increase of 21%. There were 23 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 4% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Beltsville was 100.0% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 47, a decrease of 28%.



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