



# The Long & Foster Market Minute™

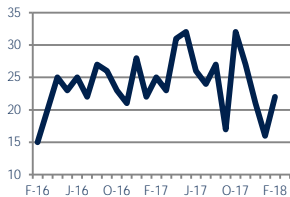
Focus On: **Beltsville Housing Market**

February 2018

Zip Code(s): 20705

### Units Sold

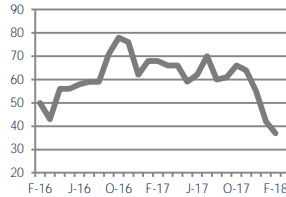
22



**Down**  
Vs. Year Ago

### Active Inventory

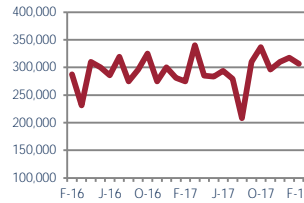
37



**Down -46%**  
Vs. Year Ago

### Median Sale Price

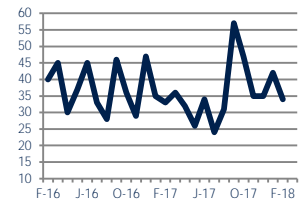
\$306,675



**Up 12%**  
Vs. Year Ago

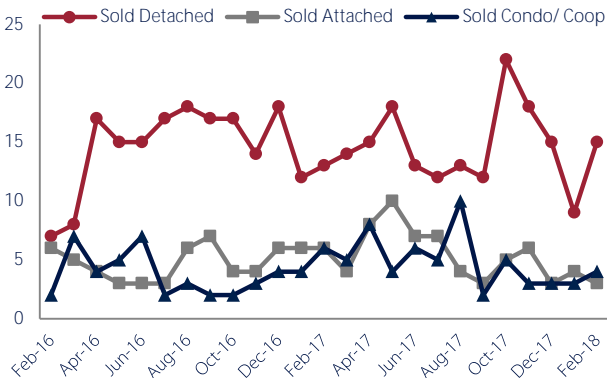
### Days On Market

34



**Up 3%**  
Vs. Year Ago

### Units Sold\*



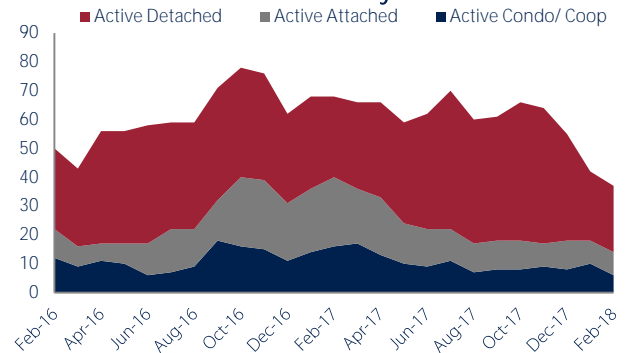
### Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 22 sold this month in Beltsville. This month's total units sold was lower than at this time last year, a decrease from February 2017.

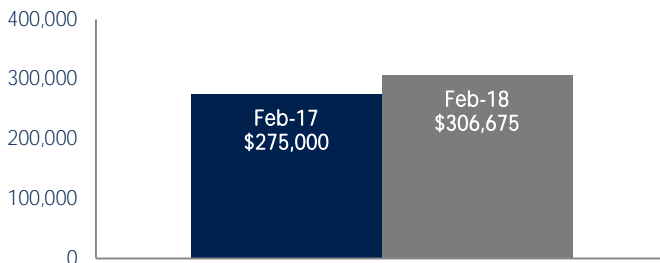
### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 46%. The total number of active inventory this February was 37 compared to 68 in February 2017. This month's total of 37 is lower than the previous month's total supply of available inventory of 42, a decrease of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Beltsville Homes was \$275,000. This February, the median sale price was \$306,675, an increase of 12% or \$31,675 compared to last year. The current median sold price is 3% lower than in January.

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.

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.



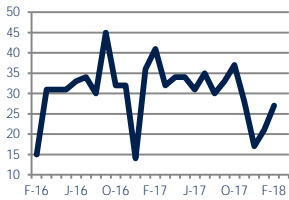
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 20705

**New Listings**

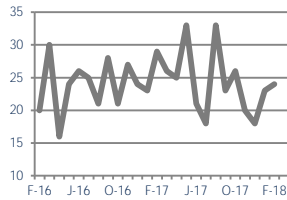
27



**Down -34%**  
Vs. Year Ago

**Current Contracts**

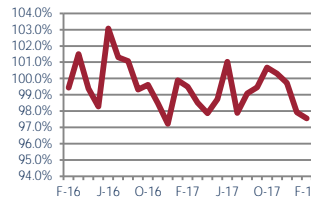
24



**Down -17%**  
Vs. Year Ago

**Sold Vs. List Price**

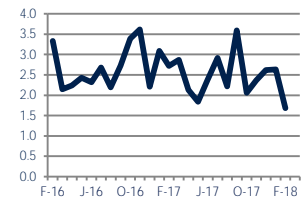
97.6%



**Down -1.9%**  
Vs. Year Ago

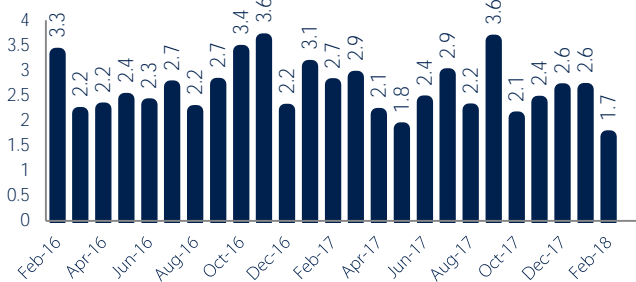
**Months of Supply**

1.7



**Down -38%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

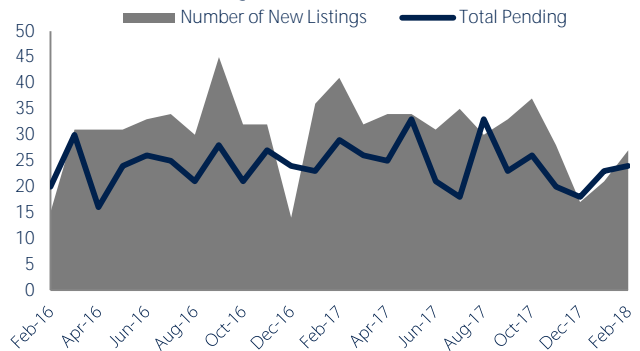
In February, there was 1.7 months of supply available in Beltsville, compared to 2.7 in February 2017. That is a decrease of 38% versus a year ago.

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.

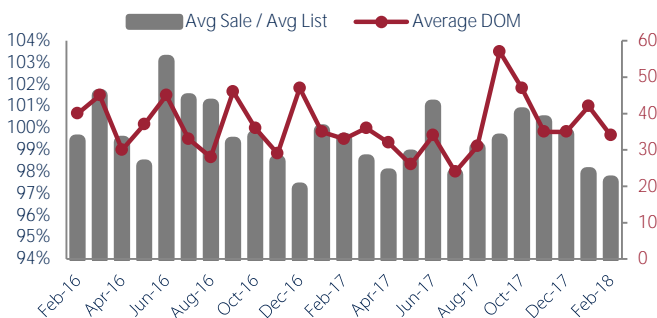
**New Listings & Current Contracts**

This month there were 27 homes newly listed for sale in Beltsville compared to 41 in February 2017, a decrease of 34%. There were 24 current contracts pending sale this February compared to 29 a year ago. The number of current contracts is 17% lower than last February.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In February, the average sale price in Beltsville was 97.6% of the average list price, which is 1.9% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 34, higher than the average last year, which was 33, an increase of 3%.



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