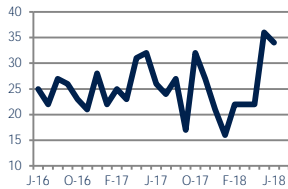


Focus On: Beltsville Housing Market

June 2018

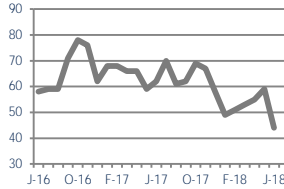
Zip Code(s): 20705

Units Sold
34



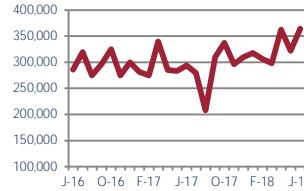
Up 31%
Vs. Year Ago

Active Inventory
44



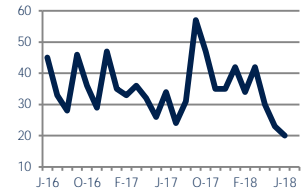
Down -29%
Vs. Year Ago

Median Sale Price
\$364,000



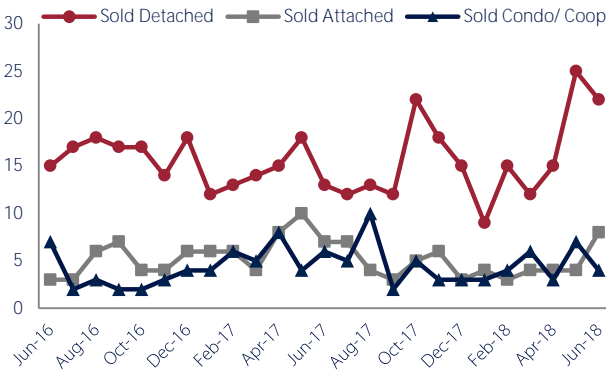
Up 24%
Vs. Year Ago

Days On Market
20



Down -41%
Vs. Year Ago

Units Sold*



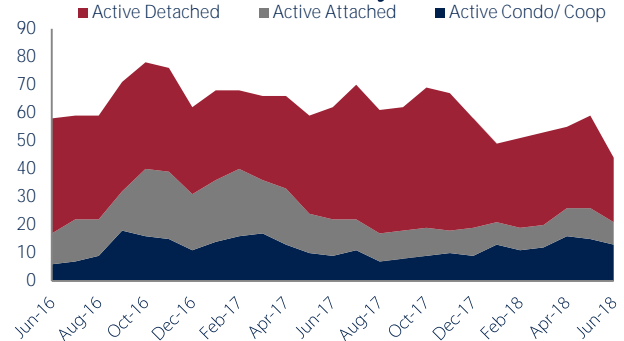
Units Sold

There was a decrease in total units sold in June, with 34 sold this month in Beltsville versus 36 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 31% versus June 2017.

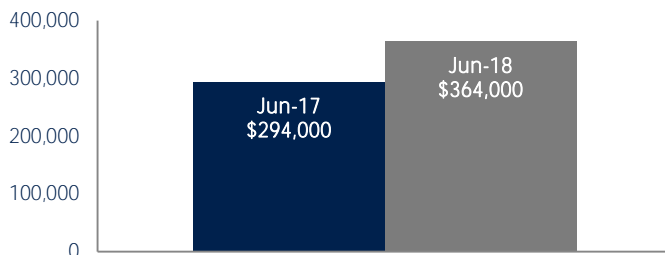
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 29%. The total number of active inventory this June was 44 compared to 62 in June 2017. This month's total of 44 is lower than the previous month's total supply of available inventory of 59, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Beltsville Homes was \$294,000. This June, the median sale price was \$364,000, an increase of 24% or \$70,000 compared to last year. The current median sold price is 13% higher than in May.

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
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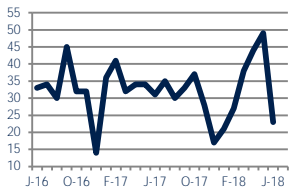


Focus On: Beltsville Housing Market

June 2018

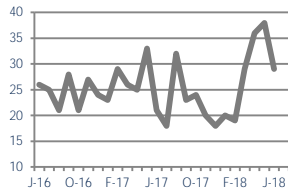
Zip Code(s): 20705

New Listings
23



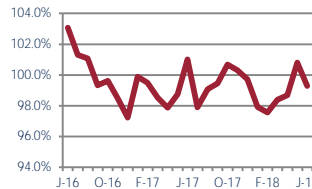
Down -26%
Vs. Year Ago

Current Contracts
29



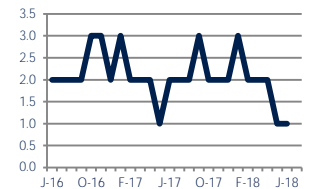
Up 38%
Vs. Year Ago

Sold Vs. List Price
99.3%



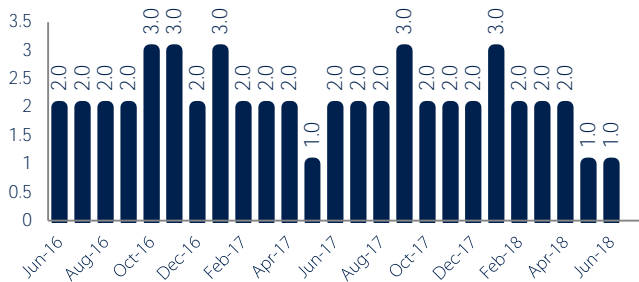
Down -1.7%
Vs. Year Ago

Months of Supply
1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

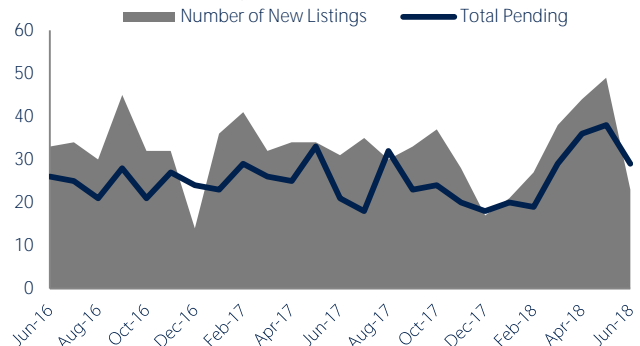
In June, there was 1.3 months of supply available in Beltsville, compared to 2.4 in June 2017. That is a decrease of 46% versus a year ago.

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.

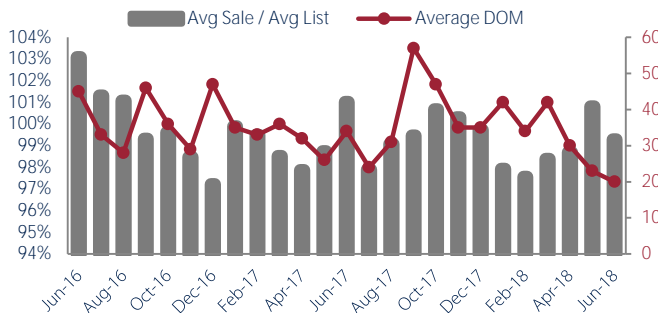
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Beltsville compared to 31 in June 2017, a decrease of 26%. There were 29 current contracts pending sale this June compared to 21 a year ago. The number of current contracts is 38% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Beltsville was 99.3% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 34, a decrease of 41%.



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