



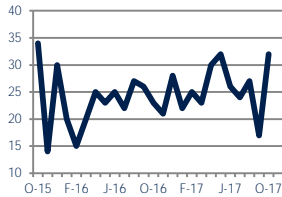
Focus On: Beltsville Housing Market

October 2017

Zip Code(s): 20705

Units Sold

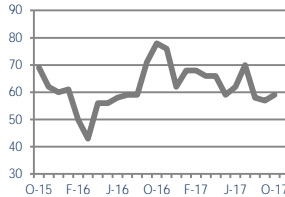
32



Up  
Vs. Year Ago

Active Inventory

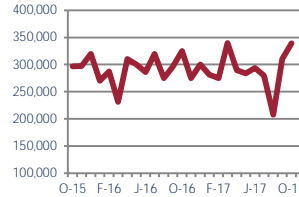
59



Down -24%  
Vs. Year Ago

Median Sale Price

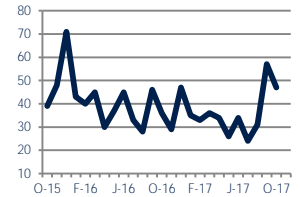
\$339,000



Up 4%  
Vs. Year Ago

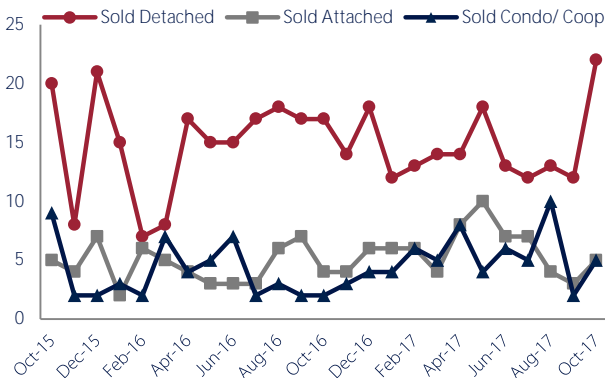
Days On Market

47



Up 31%  
Vs. Year Ago

Units Sold\*



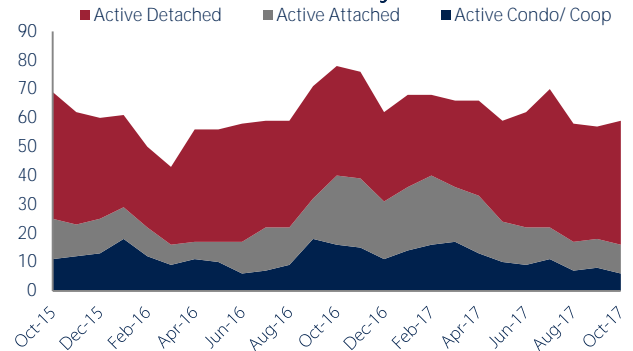
Units Sold

With relatively few transactions, there was an increase in total units sold in October, with 32 sold this month in Beltsville. This month's total units sold was higher than at this time last year, an increase from October 2016.

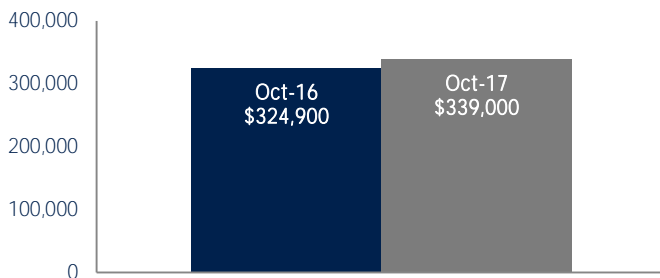
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 24%. The total number of active inventory this October was 59 compared to 78 in October 2016. This month's total of 59 is higher than the previous month's total supply of available inventory of 57, an increase of 4%.

Active Inventory\*



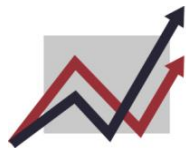
Median Sale Price



Median Sale Price

Last October, the median sale price for Beltsville Homes was \$324,900. This October, the median sale price was \$339,000, an increase of 4% or \$14,100 compared to last year. The current median sold price is 9% higher than in September.

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



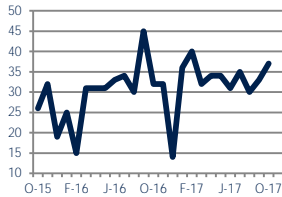
## Focus On: Beltsville Housing Market

October 2017

Zip Code(s): 20705

### New Listings

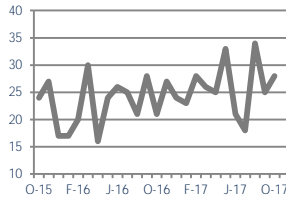
37



Up 16%  
Vs. Year Ago

### Current Contracts

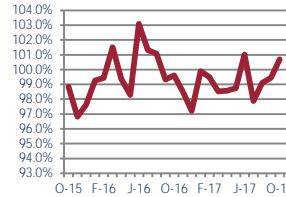
28



Up 33%  
Vs. Year Ago

### Sold Vs. List Price

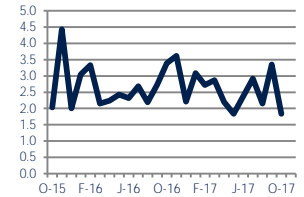
100.7%



Up 1.1%  
Vs. Year Ago

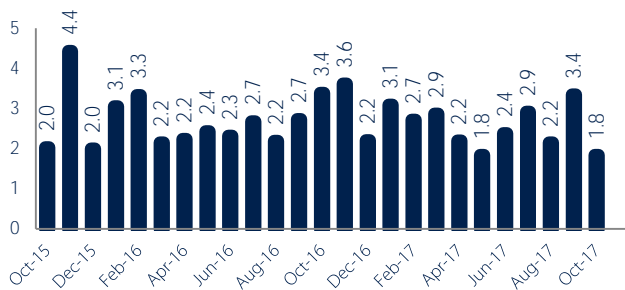
### Months of Supply

1.8



Down -46%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

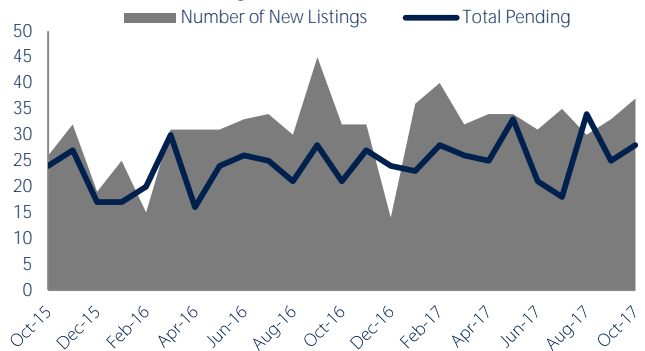
In October, there was 1.8 months of supply available in Beltsville, compared to 3.4 in October 2016. That is a decrease of 46% versus a year ago.

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.

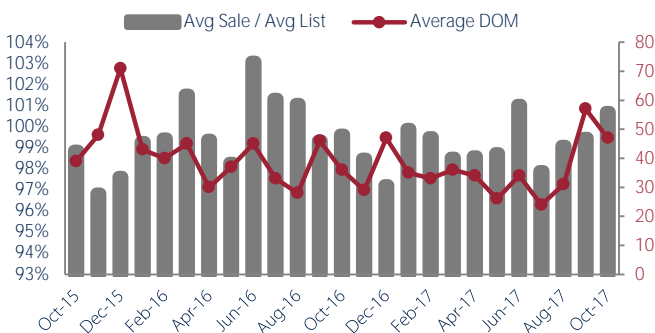
### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Beltsville compared to 32 in October 2016, an increase of 16%. There were 28 current contracts pending sale this October compared to 21 a year ago. The number of current contracts is 33% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Beltsville was 100.7% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 36, an increase of 31%.