



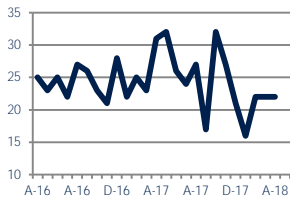
Focus On: Beltsville Housing Market

April 2018

Zip Code(s): 20705

Units Sold

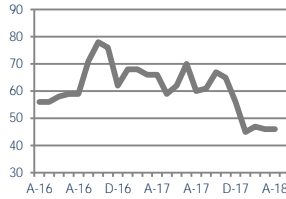
22



Down -29%
Vs. Year Ago

Active Inventory

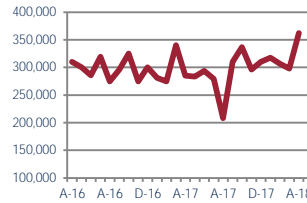
46



Down -30%
Vs. Year Ago

Median Sale Price

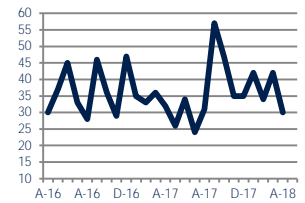
\$362,500



Up
Vs. Year Ago

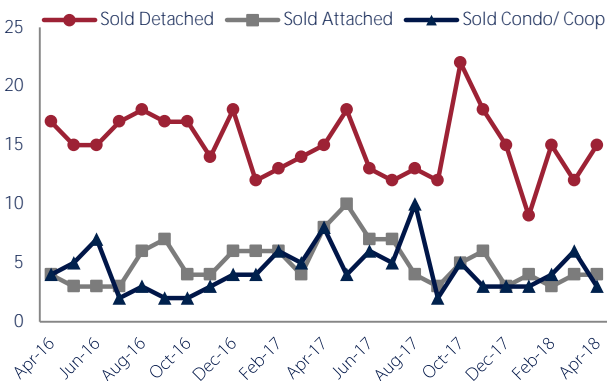
Days On Market

30



Down -6%
Vs. Year Ago

Units Sold*



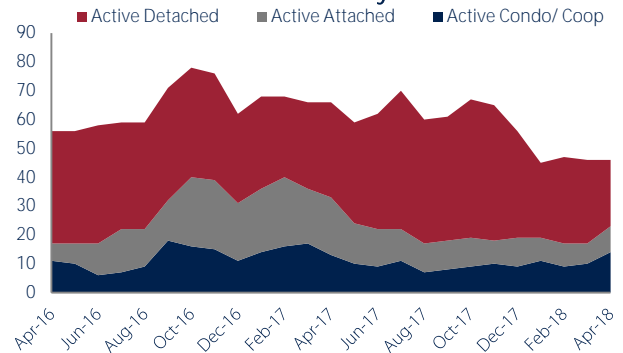
Units Sold

The number of units sold remained stable in April, with 22 sold this month in Beltsville. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2017.

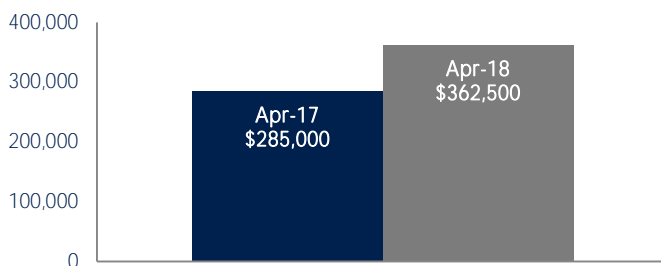
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 30%. The total number of active inventory this April was 46 compared to 66 in April 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Beltsville Homes was \$285,000. This April, the median sale price was \$362,500, an increase of \$77,500 compared to last year. The current median sold price is higher than in March.

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



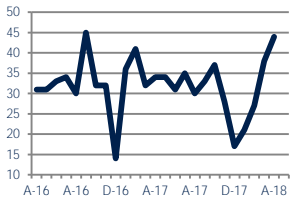
Focus On: Beltsville Housing Market

April 2018

Zip Code(s): 20705

New Listings

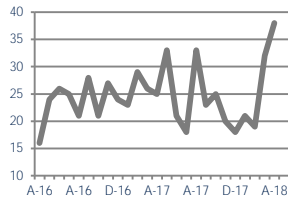
44



Up 29%
Vs. Year Ago

Current Contracts

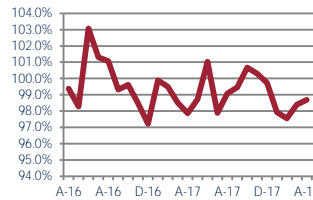
38



Up 52%
Vs. Year Ago

Sold Vs. List Price

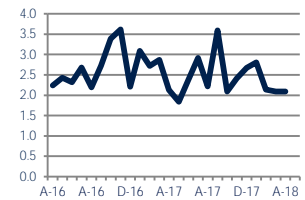
98.7%



Up 0.8%
Vs. Year Ago

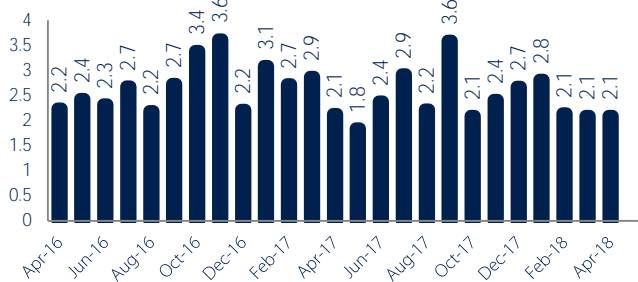
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

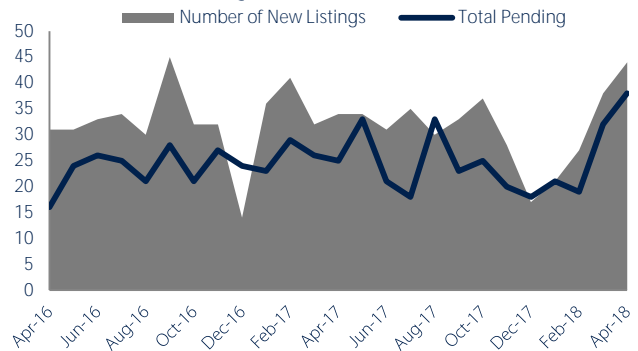
In April, there was 2.1 months of supply available in Beltsville. The amount of supply is similar compared to a year ago.

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.

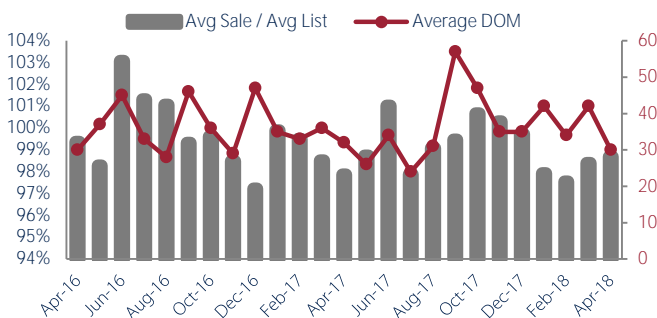
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Beltsville compared to 34 in April 2017, an increase of 29%. There were 38 current contracts pending sale this April compared to 25 a year ago. The number of current contracts is 52% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Beltsville was 98.7% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 32, a decrease of 6%.



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