



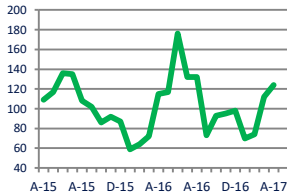
Focus On: Bethesda and Cabin John Housing Market

April 2017

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

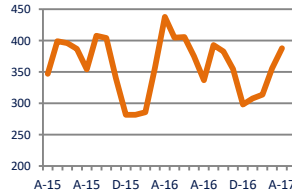
Units Sold

124



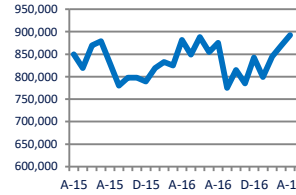
Active Inventory

388



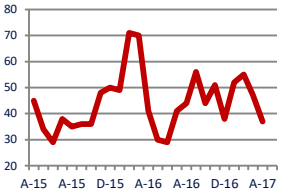
Median Sale Price

\$892,500



Days On Market

37



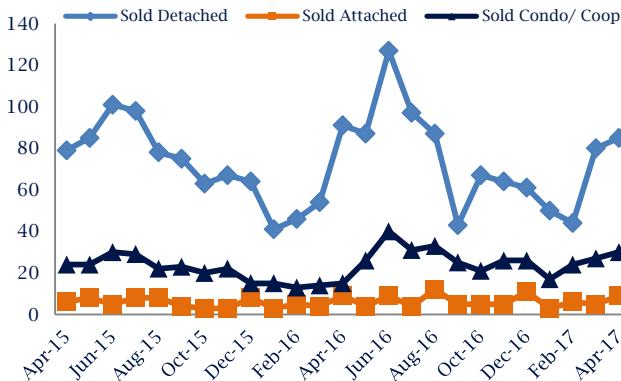
Up 8%
Vs. Year Ago

Down -11%
Vs. Year Ago

Up 1%
Vs. Year Ago

Down -10%
Vs. Year Ago

Units Sold*



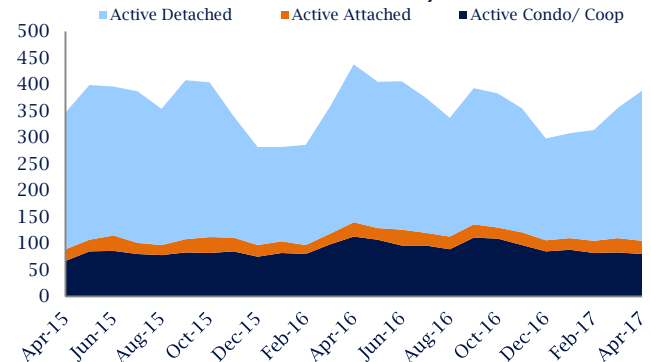
Units Sold

There was an increase in total units sold in April, with 124 sold this month in Bethesda and Cabin John versus 112 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 8% versus April 2016.

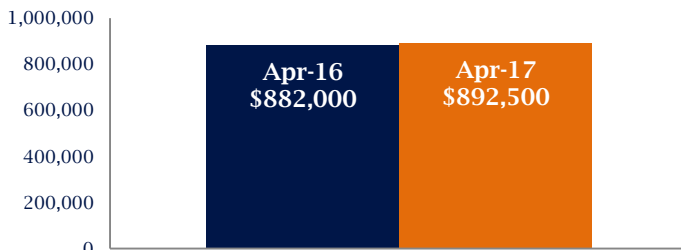
Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 11%. The total number of active inventory this April was 388 compared to 438 in April 2016. This month's total of 388 is higher than the previous month's total supply of available inventory of 356, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bethesda and Cabin John Homes was \$882,000. This April, the median sale price was \$892,500, an increase of 1% or \$10,500 compared to last year. The current median sold price is 3% 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.

Bethesda and Cabin John are defined as properties listed in zip code/s 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894.

*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.





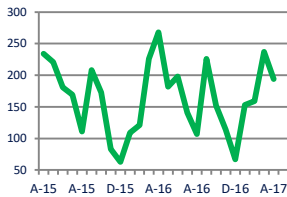
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April 2017

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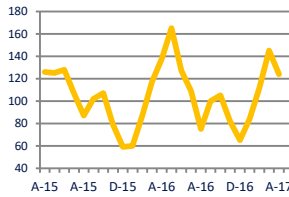
New Listings

194



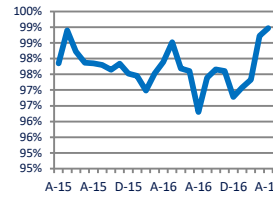
Current Contracts

124



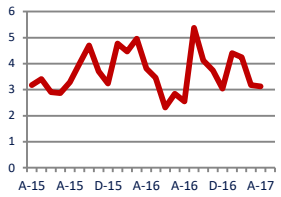
Sold Vs. List Price

99.0%



Months of Supply

3.1



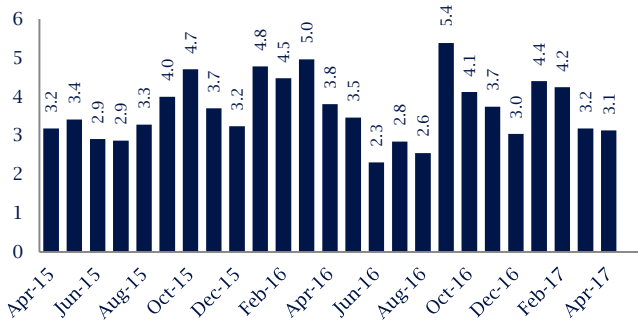
Down -28%
Vs. Year Ago

Down -10%
Vs. Year Ago

Up 1.1%
Vs. Year Ago

Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

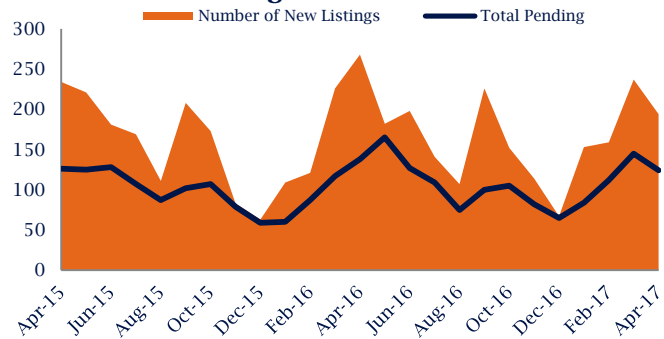
In April, there was 3.1 months of supply available in Bethesda and Cabin John, compared to 3.8 in April 2016. That is a decrease of 18% versus a year ago.

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.

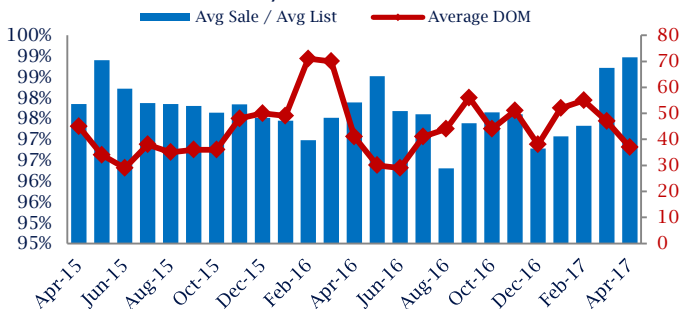
New Listings & Current Contracts

This month there were 194 homes newly listed for sale in Bethesda and Cabin John compared to 268 in April 2016, a decrease of 28%. There were 124 current contracts pending sale this April compared to 138 a year ago. The number of current contracts is 10% lower 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 Bethesda and Cabin John was 99.0% 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 37, lower than the average last year, which was 41, a decrease of 10%.

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