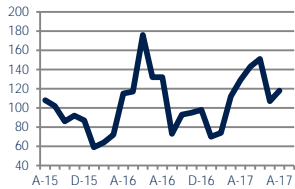


Focus On: Bethesda and Cabin John Housing Market

August 2017

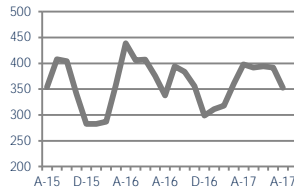
Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

Units Sold
118



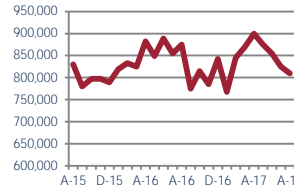
Down -11%
Vs. Year Ago

Active Inventory
353



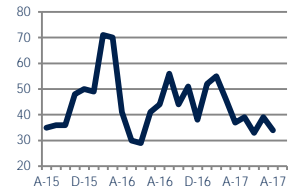
Up 4%
Vs. Year Ago

Median Sale Price
\$809,750



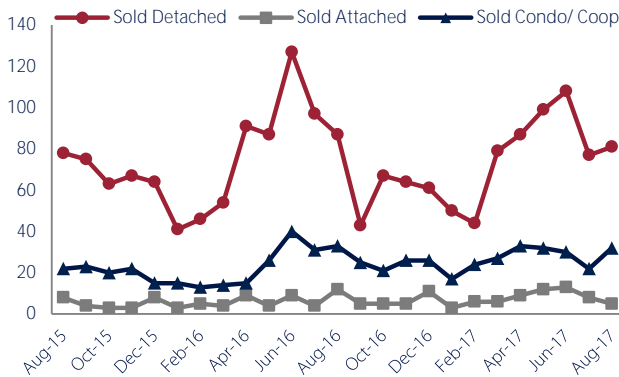
Down -7%
Vs. Year Ago

Days On Market
34



Down -23%
Vs. Year Ago

Units Sold*



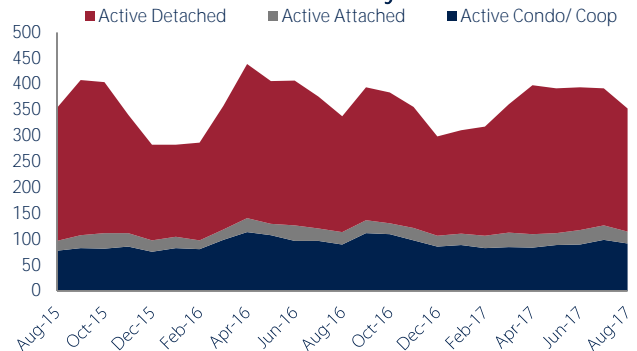
Units Sold

There was an increase in total units sold in August, with 118 sold this month in Bethesda and Cabin John versus 107 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 11% versus August 2016.

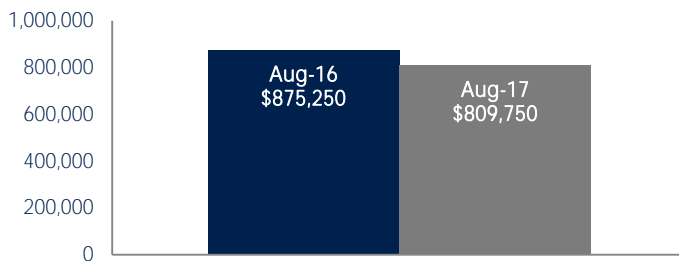
Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 4%. The total number of active inventory this August was 353 compared to 338 in August 2016. This month's total of 353 is lower than the previous month's total supply of available inventory of 392, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Bethesda and Cabin John Homes was \$875,250. This August, the median sale price was \$809,750, a decrease of 7% or \$65,500 compared to last year. The current median sold price is 2% lower than in July.

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

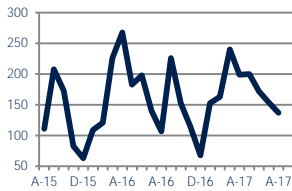
Focus On: Bethesda and Cabin John Housing Market

August 2017

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

New Listings

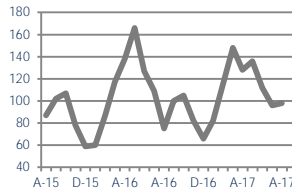
137



Up 28%
Vs. Year Ago

Current Contracts

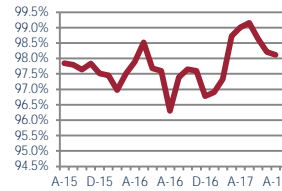
98



Up 31%
Vs. Year Ago

Sold Vs. List Price

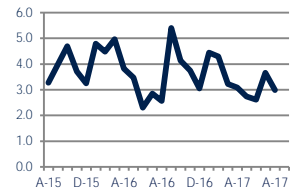
98.1%



Up 1.9%
Vs. Year Ago

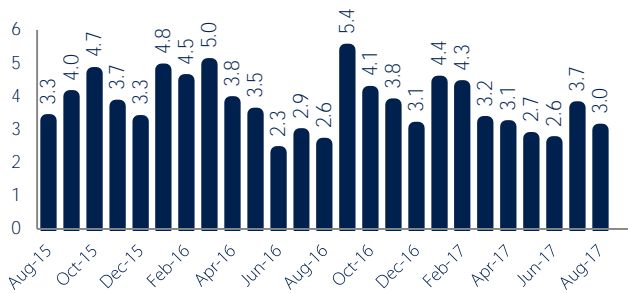
Months of Supply

3.0



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

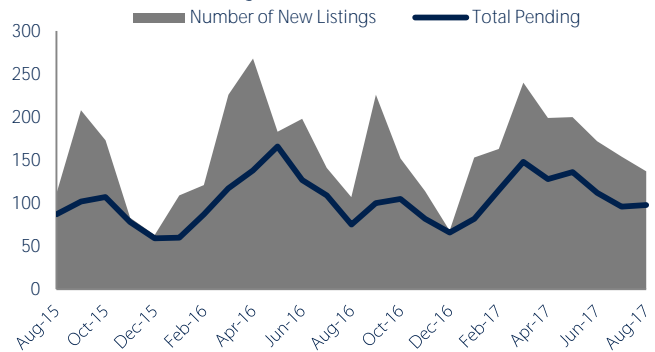
In August, there was 3.0 months of supply available in Bethesda and Cabin John, compared to 2.6 in August 2016. That is an increase of 17% versus a year ago.

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.

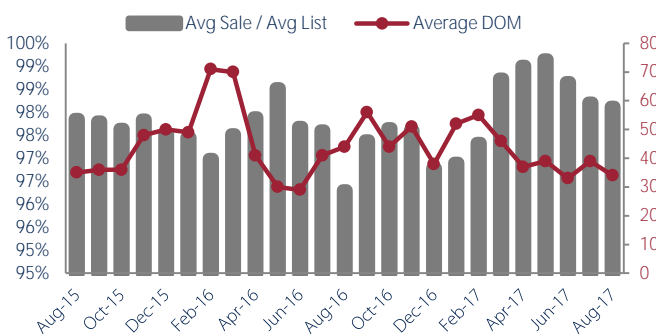
New Listings & Current Contracts

This month there were 137 homes newly listed for sale in Bethesda and Cabin John compared to 107 in August 2016, an increase of 28%. There were 98 current contracts pending sale this August compared to 75 a year ago. The number of current contracts is 31% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Bethesda and Cabin John was 98.1% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 44, a decrease of 23%.