

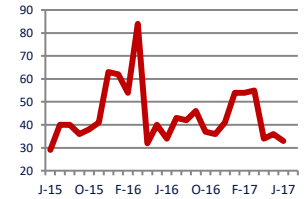
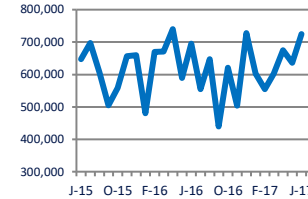
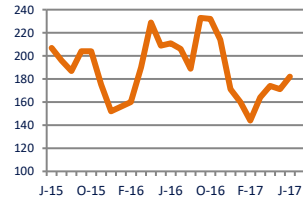
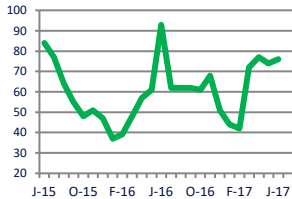


Focus On: Kensington and North Bethesda Housing Market

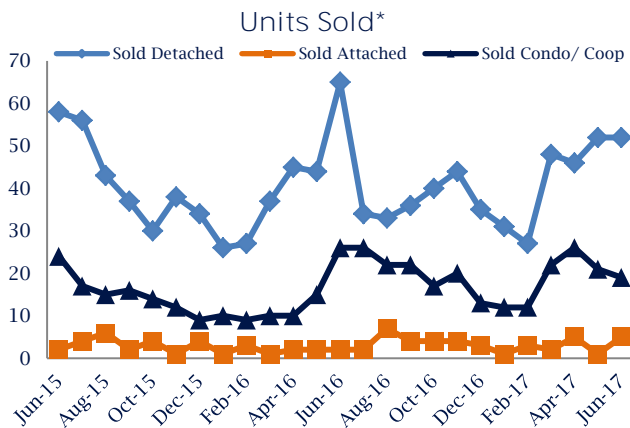
June 2017

Zip Code(s): 20895 and 20814

Units Sold 76	Active Inventory 182	Median Sale Price \$725,000	Days On Market 33
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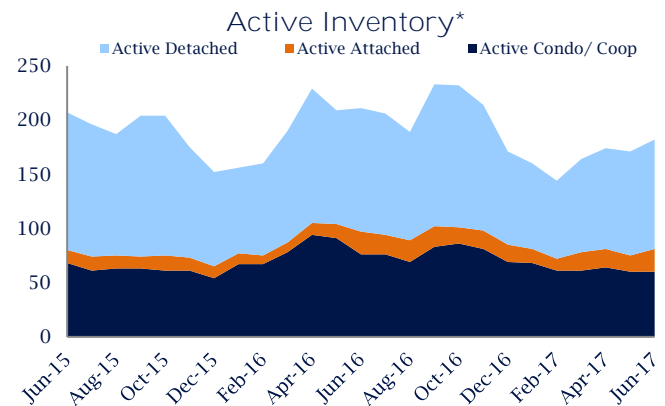


Down -18% Vs. Year Ago	Down -14% Vs. Year Ago	Up 4% Vs. Year Ago	Down -3% Vs. Year Ago
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Units Sold

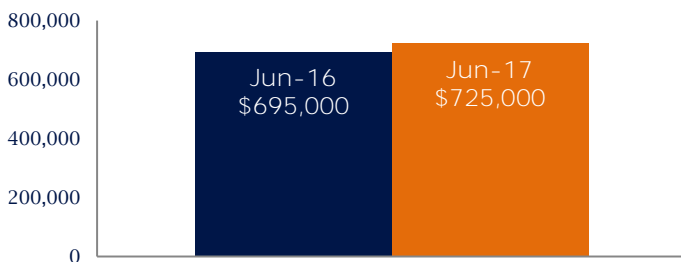
There was an increase in total units sold in June, with 76 sold this month in Kensington and North Bethesda versus 74 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 18% versus June 2016.



Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 14%. The total number of active inventory this June was 182 compared to 211 in June 2016. This month's total of 182 is higher than the previous month's total supply of available inventory of 171, an increase of 6%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Kensington and North Bethesda Homes was \$695,000. This June, the median sale price was \$725,000, an increase of 4% or \$30,000 compared to last year. The current median sold price is 14% 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.

Kensington and North Bethesda are defined as properties listed in zip code/s 20895 and 20814.

*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.



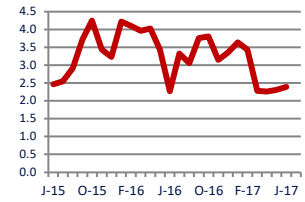
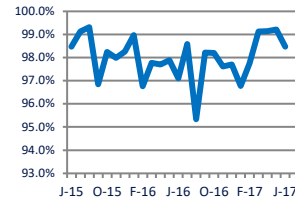
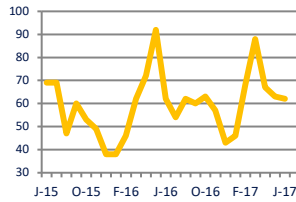
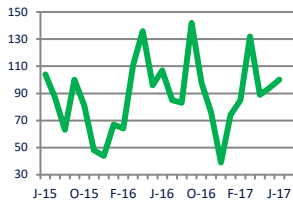


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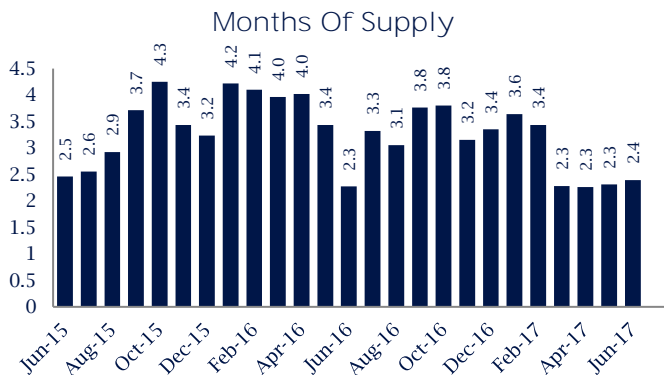
June 2017

Zip Code(s): 20895 and 20814

New Listings 100	Current Contracts 62	Sold Vs. List Price 98.5%	Months of Supply 2.4
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Down -7% Vs. Year Ago	No Change Vs. Year Ago	Up 1.4% Vs. Year Ago	Up 5% Vs. Year Ago
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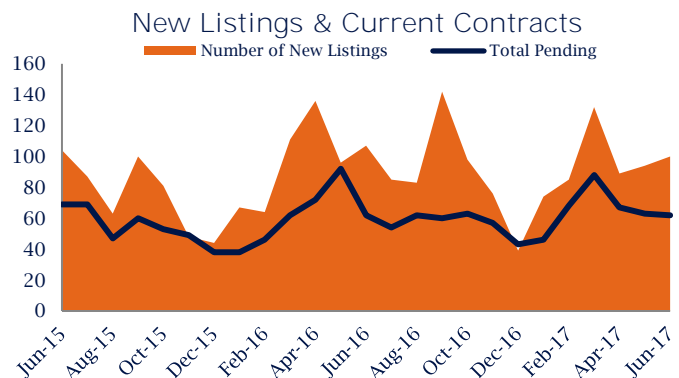
Months of Supply

In June, there was 2.4 months of supply available in Kensington and North Bethesda, compared to 2.3 in June 2016. That is an increase of 6% versus a year ago.

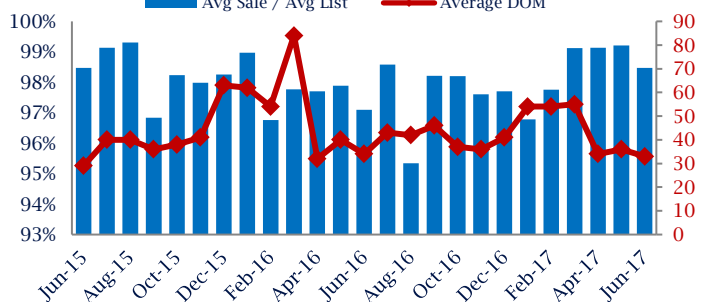
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Kensington and North Bethesda compared to 107 in June 2016, a decrease of 7%. There were 62 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 2% lower than last month.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Kensington and North Bethesda was 98.5% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 34, a decrease of 3%.

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