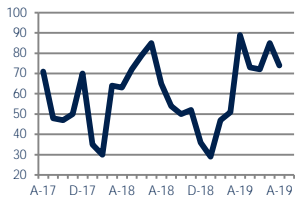


Zip Code(s): 20895 and 20814

### Units Sold

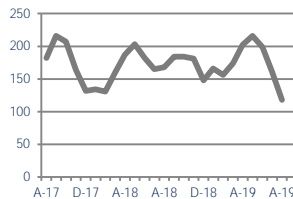
74



Up 14%  
Vs. Year Ago

### Active Inventory

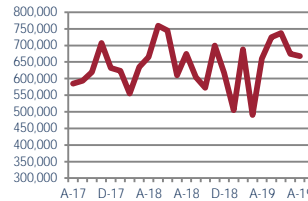
118



Down -30%  
Vs. Year Ago

### Median Sale Price

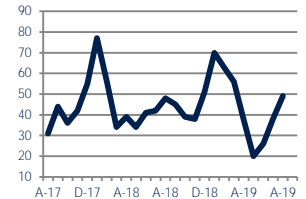
\$667,500



Down -1%  
Vs. Year Ago

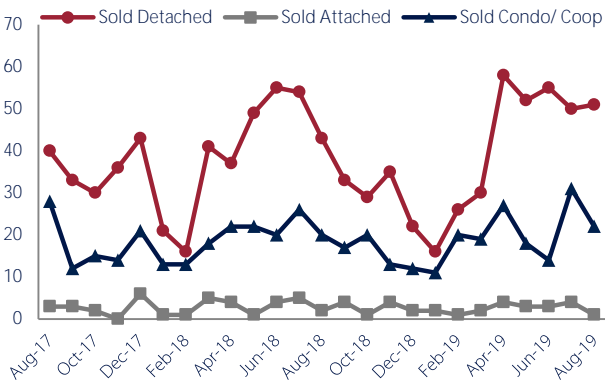
### Days On Market

49



Up 2%  
Vs. Year Ago

### Units Sold\*



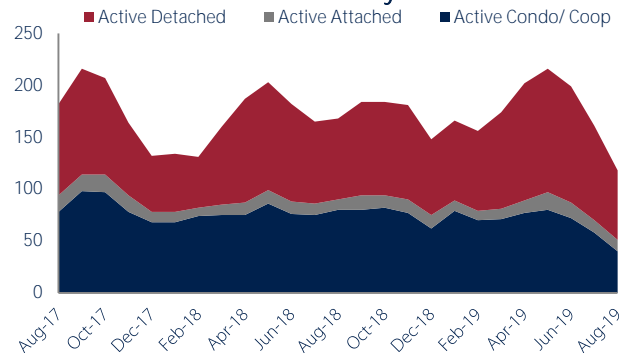
### Units Sold

There was a decrease in total units sold in August, with 74 sold this month in Kensington and North Bethesda versus 85 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 14% versus August 2018.

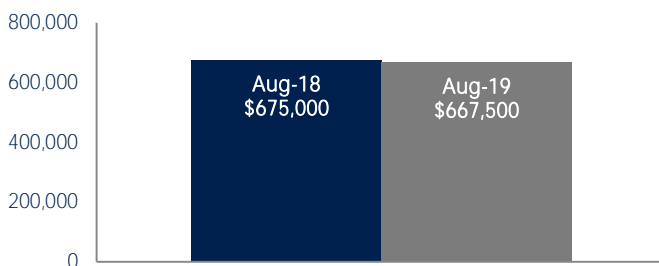
### Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 30%. The total number of active inventory this August was 118 compared to 168 in August 2018. This month's total of 118 is lower than the previous month's total supply of available inventory of 161, a decrease of 27%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Kensington and North Bethesda Homes was \$675,000. This August, the median sale price was \$667,500, a decrease of 1% or \$7,500 compared to last year. The current median sold price is 1% 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.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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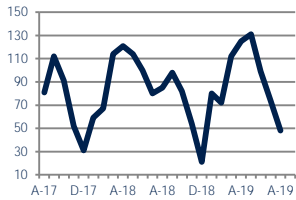
## Focus On: Kensington and North Bethesda Housing Market

August 2019

Zip Code(s): 20895 and 20814

### New Listings

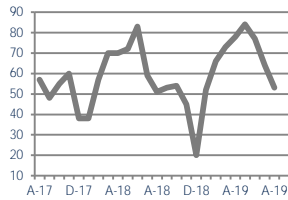
48



Down -44%  
Vs. Year Ago

### Current Contracts

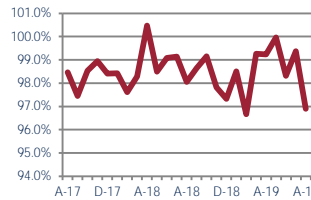
53



Up 4%  
Vs. Year Ago

### Sold Vs. List Price

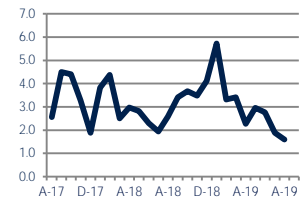
96.9%



Down -1.2%  
Vs. Year Ago

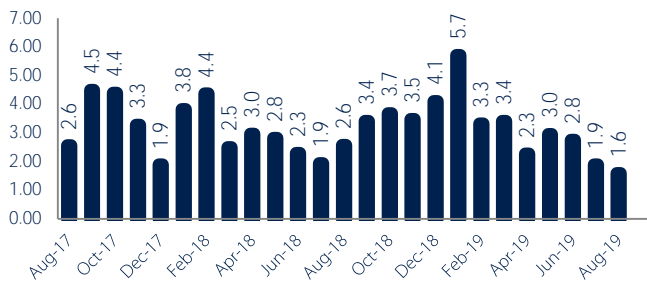
### Months of Supply

1.6



Down -38%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

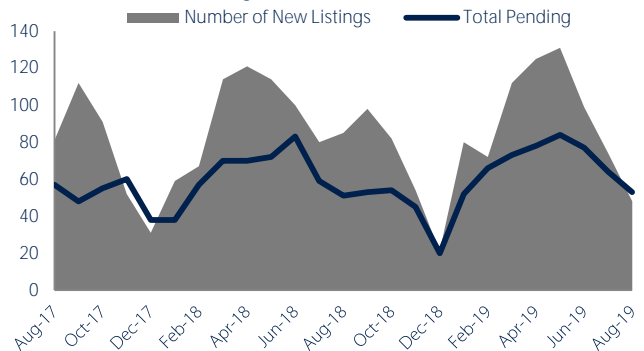
In August, there was 1.6 months of supply available in Kensington and North Bethesda, compared to 2.6 in August 2018. That is a decrease of 38% versus a year ago.

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.

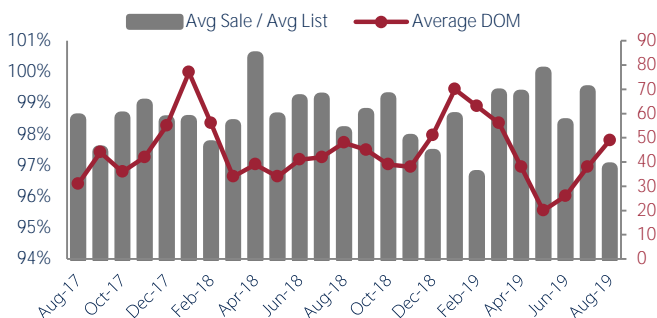
### New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Kensington and North Bethesda compared to 85 in August 2018, a decrease of 44%. There were 53 current contracts pending sale this August compared to 51 a year ago. The number of current contracts is 4% 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 Kensington and North Bethesda was 96.9% of the average list price, which is 1.2% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 48, an increase of 2%.



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