



# The Long & Foster Market Minute™

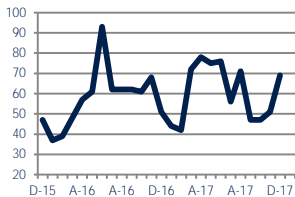
Focus On: Kensington and North Bethesda Housing Market

December 2017

Zip Code(s): 20895 and 20814

## Units Sold

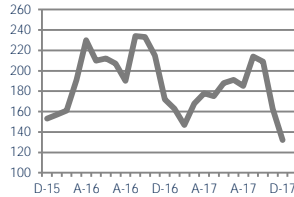
69



Up  
Vs. Year Ago

## Active Inventory

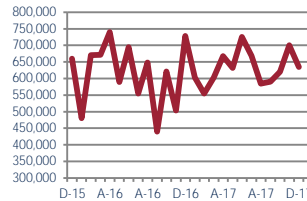
132



Down -23%  
Vs. Year Ago

## Median Sale Price

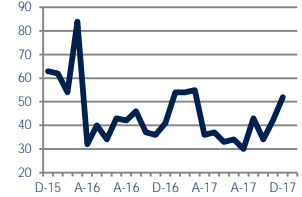
\$635,000



Down -13%  
Vs. Year Ago

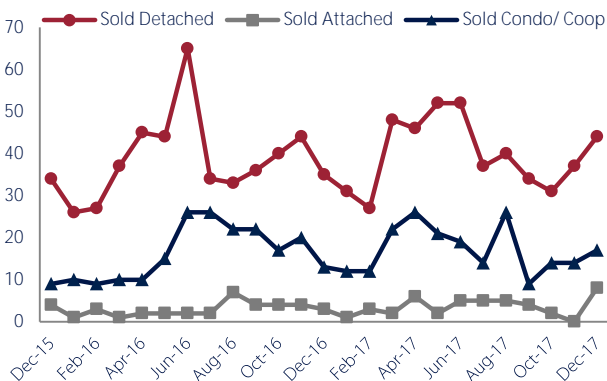
## Days On Market

52



Up 27%  
Vs. Year Ago

## Units Sold\*



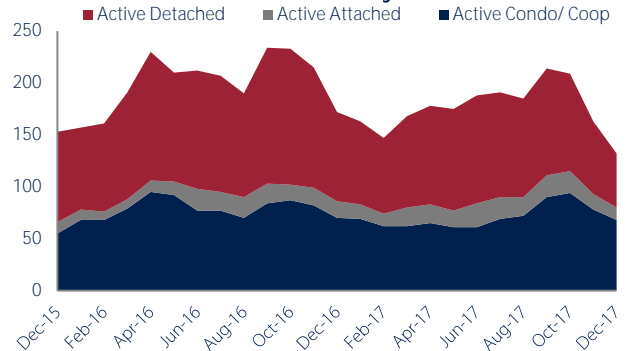
## Units Sold

There was an increase in total units sold in December, with 69 sold this month in Kensington and North Bethesda. This month's total units sold was higher than at this time last year.

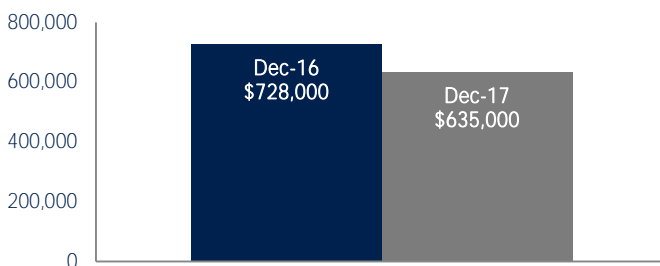
## Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 23%. The total number of active inventory this December was 132 compared to 172 in December 2016. This month's total of 132 is lower than the previous month's total supply of available inventory of 163, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Kensington and North Bethesda Homes was \$728,000. This December, the median sale price was \$635,000, a decrease of 13% or \$93,000 compared to last year. The current median sold price is 9% lower than in November.

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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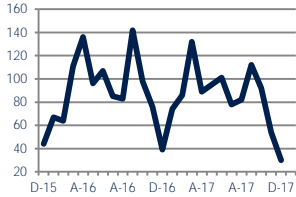
## Focus On: Kensington and North Bethesda Housing Market

December 2017

Zip Code(s): 20895 and 20814

### New Listings

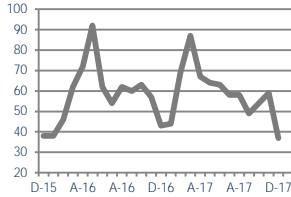
30



Down -23%  
Vs. Year Ago

### Current Contracts

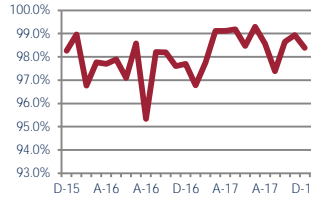
37



Down -14%  
Vs. Year Ago

### Sold Vs. List Price

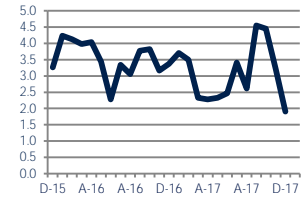
98.4%



Up 0.7%  
Vs. Year Ago

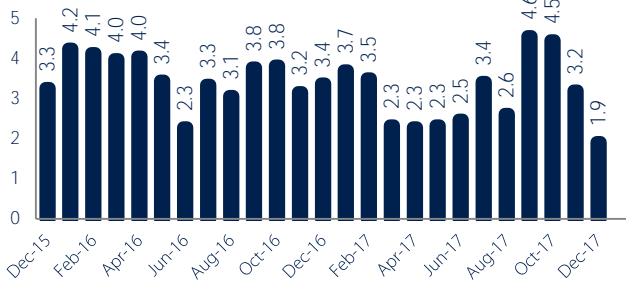
### Months of Supply

1.9



Down -43%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

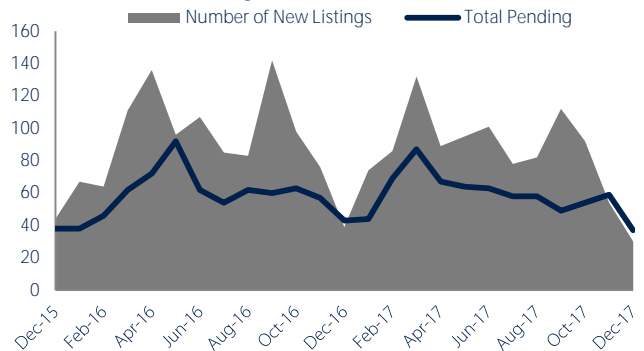
In December, there was 1.9 months of supply available in Kensington and North Bethesda, compared to 3.4 in December 2016. That is a decrease of 43% versus a year ago.

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.

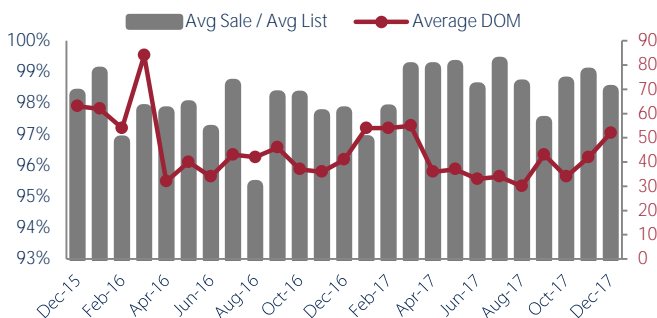
### New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Kensington and North Bethesda compared to 39 in December 2016, a decrease of 23%. There were 37 current contracts pending sale this December compared to 43 a year ago. The number of current contracts is 14% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Kensington and North Bethesda was 98.4% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 41, an increase of 27%.



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