

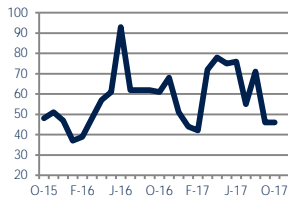
## Focus On: Kensington and North Bethesda Housing Market

October 2017

Zip Code(s): 20895 and 20814

### Units Sold

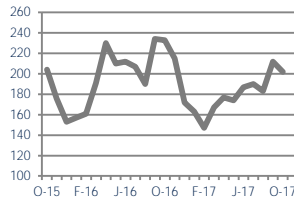
46



Down -25%  
Vs. Year Ago

### Active Inventory

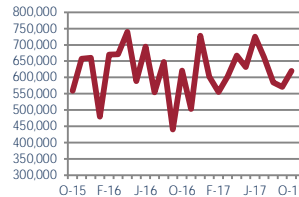
202



Down -13%  
Vs. Year Ago

### Median Sale Price

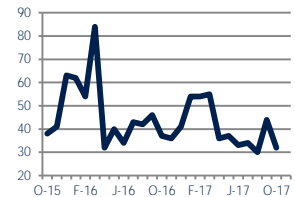
\$620,000



No Change  
Vs. Year Ago

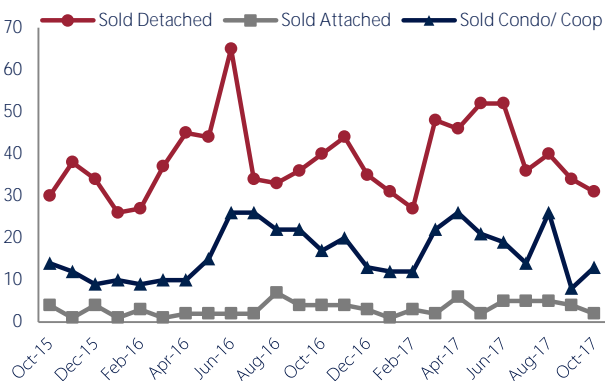
### Days On Market

32



Down -14%  
Vs. Year Ago

### Units Sold\*



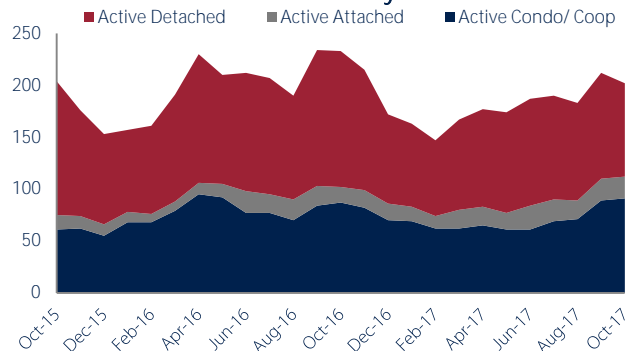
### Units Sold

The number of units sold remained stable in October, with 46 sold this month in Kensington and North Bethesda. This month's total units sold was lower than at this time last year, a decrease of 25% versus October 2016.

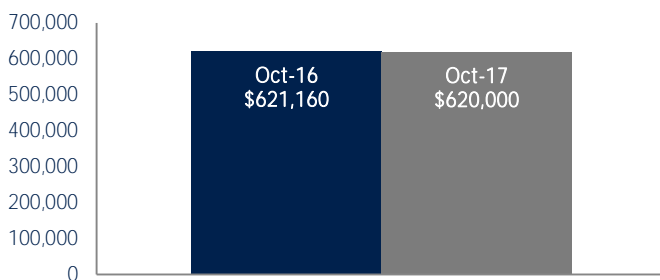
### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 13%. The total number of active inventory this October was 202 compared to 233 in October 2016. This month's total of 202 is lower than the previous month's total supply of available inventory of 212, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Kensington and North Bethesda Homes was \$621,160. This October, the median sale price was \$620,000, which is similar compared to a year ago. The current median sold price is 9% lower than in September.

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

**LONG & FOSTER**  
REAL ESTATE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.





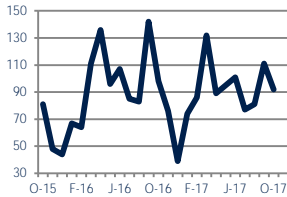
## Focus On: Kensington and North Bethesda Housing Market

October 2017

Zip Code(s): 20895 and 20814

### New Listings

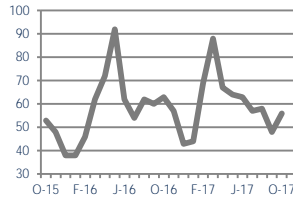
92



Down -6%  
Vs. Year Ago

### Current Contracts

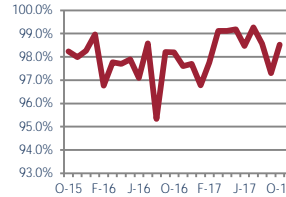
56



Down -11%  
Vs. Year Ago

### Sold Vs. List Price

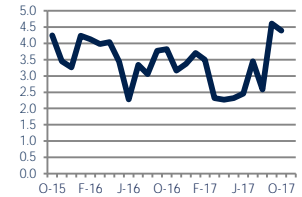
98.5%



No Change  
Vs. Year Ago

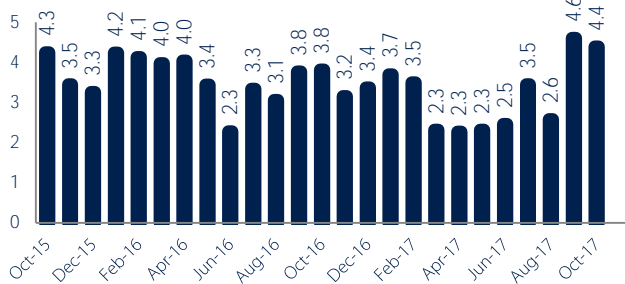
### Months of Supply

4.4



Up 15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

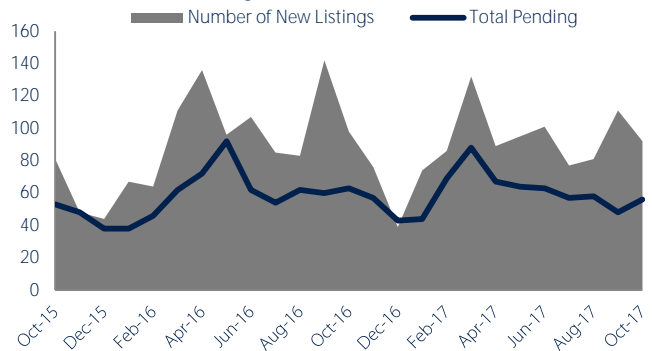
In October, there was 4.4 months of supply available in Kensington and North Bethesda, compared to 3.8 in October 2016. That is an increase of 15% versus a year ago.

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.

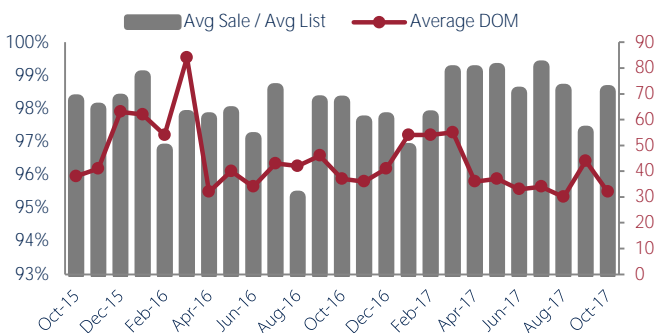
### New Listings & Current Contracts

This month there were 92 homes newly listed for sale in Kensington and North Bethesda compared to 98 in October 2016, a decrease of 6%. There were 56 current contracts pending sale this October compared to 63 a year ago. The number of current contracts is 11% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Kensington and North Bethesda was 98.5% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 37, a decrease of 14%.