



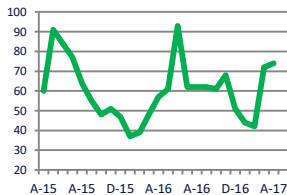
Focus On: Kensington and North Bethesda Housing Market

April 2017

Zip Code(s): 20895 and 20814

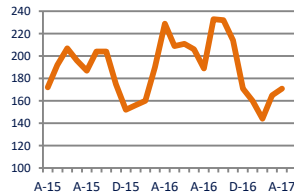
Units Sold

74



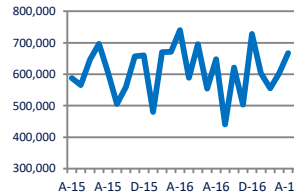
Active Inventory

171



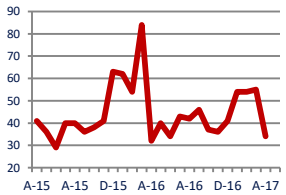
Median Sale Price

\$667,450



Days On Market

34



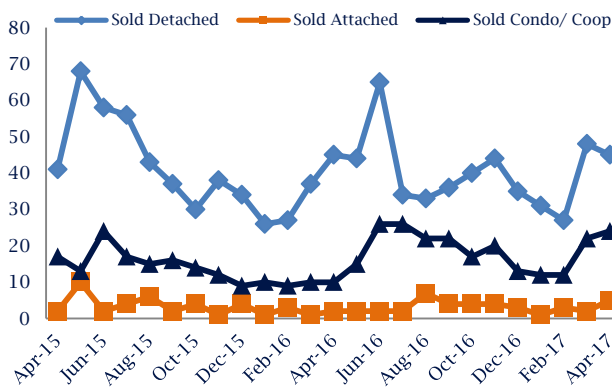
Up 30%
Vs. Year Ago

Down -25%
Vs. Year Ago

Down -10%
Vs. Year Ago

Up 6%
Vs. Year Ago

Units Sold*



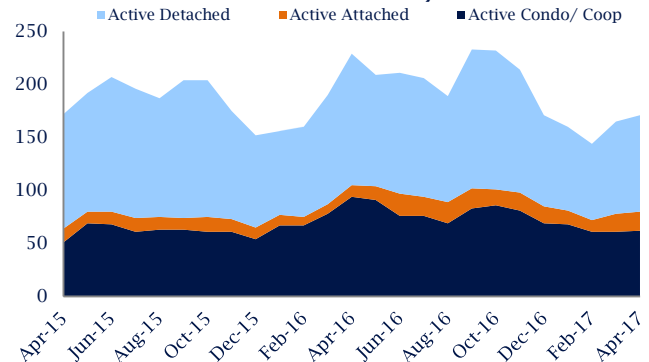
Units Sold

There was an increase in total units sold in April, with 74 sold this month in Kensington and North Bethesda versus 72 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 30% versus April 2016.

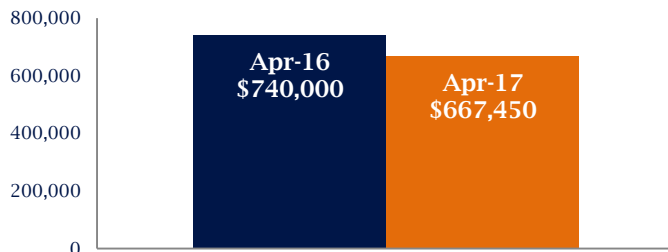
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 25%. The total number of active inventory this April was 171 compared to 229 in April 2016. This month's total of 171 is higher than the previous month's total supply of available inventory of 165, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Kensington and North Bethesda Homes was \$740,000. This April, the median sale price was \$667,450, a decrease of 10% or \$72,550 compared to last year. The current median sold price is 11% higher than in March.

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.





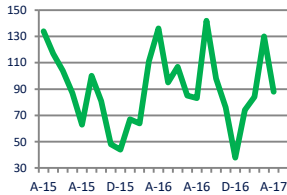
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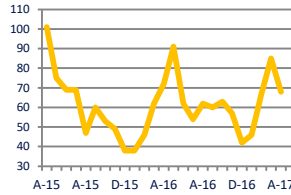
New Listings

88



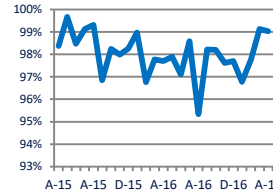
Current Contracts

68



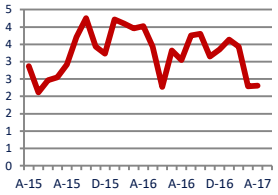
Sold Vs. List Price

99.0%



Months of Supply

2.3



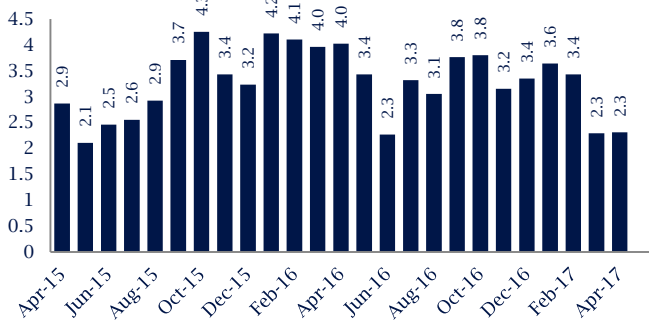
Down -35%
Vs. Year Ago

Down -6%
Vs. Year Ago

Up 1.4%
Vs. Year Ago

Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

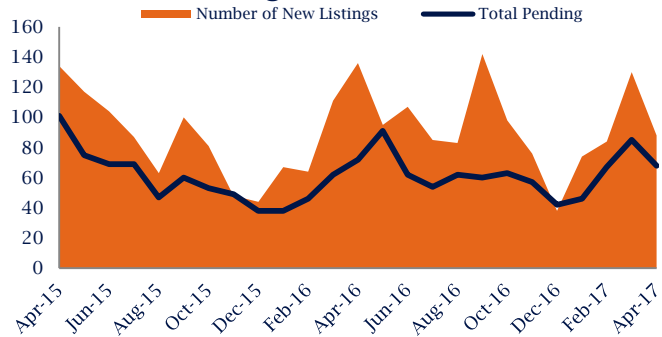
In April, there was 2.3 months of supply available in Kensington and North Bethesda, compared to 4.0 in April 2016. That is a decrease of 42% versus a year ago.

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 88 homes newly listed for sale in Kensington and North Bethesda compared to 136 in April 2016, a decrease of 35%. There were 68 current contracts pending sale this April compared to 72 a year ago. The number of current contracts is 6% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Kensington and North Bethesda was 99.0% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 32, an increase of 6%.

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