

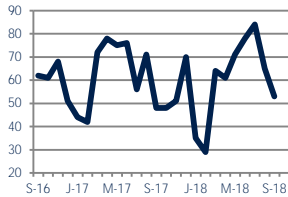
Focus On: Kensington and North Bethesda Housing Market

September 2018

Zip Code(s): 20895 and 20814

Units Sold

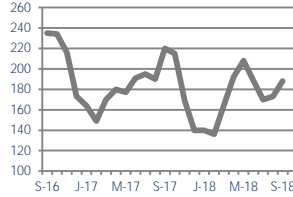
53



Up 10%
Vs. Year Ago

Active Inventory

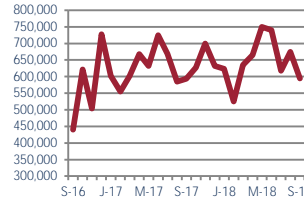
188



Down -15%
Vs. Year Ago

Median Sale Price

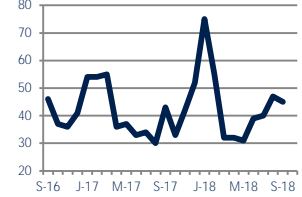
\$595,000



No Change
Vs. Year Ago

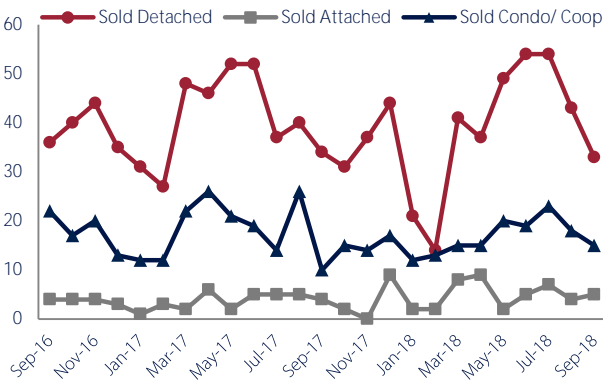
Days On Market

45



Up 5%
Vs. Year Ago

Units Sold*



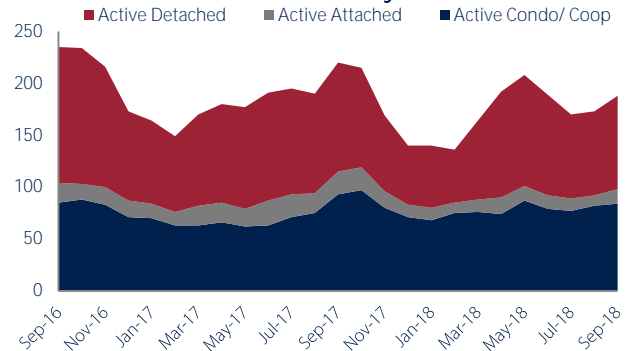
Units Sold

There was a decrease in total units sold in September, with 53 sold this month in Kensington and North Bethesda versus 65 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 10% versus September 2017.

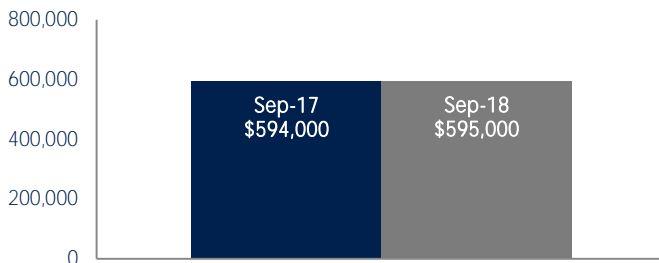
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 15%. The total number of active inventory this September was 188 compared to 220 in September 2017. This month's total of 188 is higher than the previous month's total supply of available inventory of 173, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Kensington and North Bethesda Homes was \$594,000. This September, the median sale price was \$595,000, which is similar compared to a year ago. The current median sold price is 12% higher than in August.

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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INTERNATIONAL REAL ESTATE



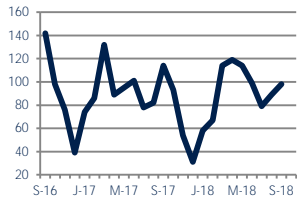
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September 2018

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New Listings

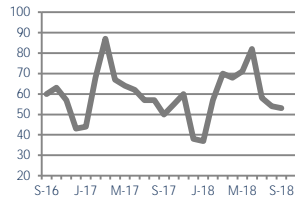
98



Down -14%
Vs. Year Ago

Current Contracts

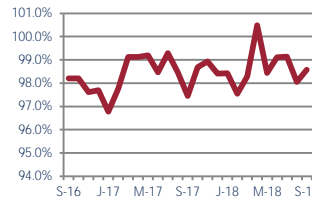
53



Up 6%
Vs. Year Ago

Sold Vs. List Price

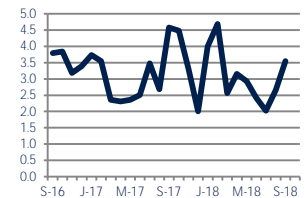
98.6%



Up 1.2%
Vs. Year Ago

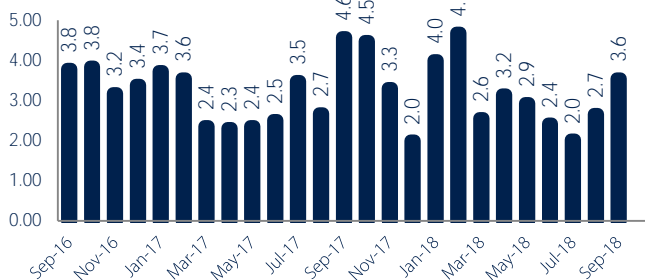
Months of Supply

3.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

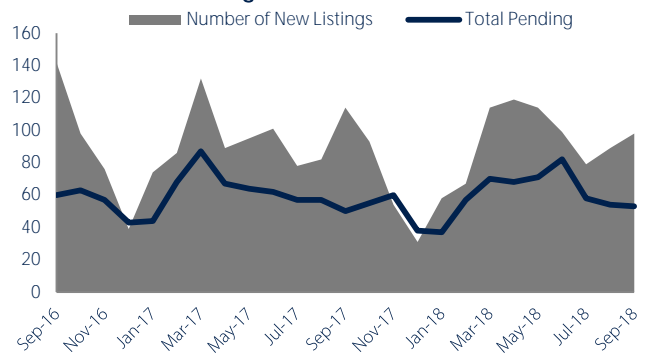
In September, there was 3.5 months of supply available in Kensington and North Bethesda, compared to 4.6 in September 2017. That is a decrease of 23% versus a year ago.

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.

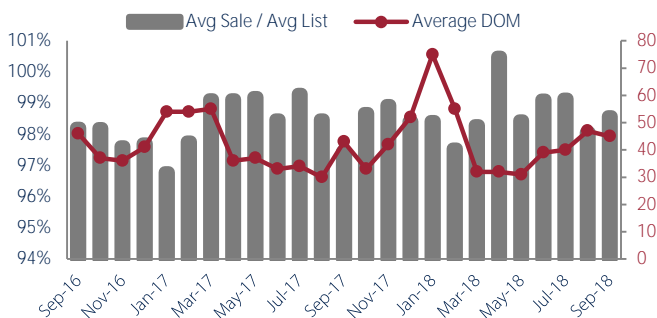
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Kensington and North Bethesda compared to 114 in September 2017, a decrease of 14%. There were 53 current contracts pending sale this September compared to 50 a year ago. The number of current contracts is 6% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Kensington and North Bethesda was 98.6% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 43, an increase of 5%.



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