



Focus On: Kensington and North Bethesda Housing Market

July 2017

Zip Code(s): 20895 and 20814

Units Sold

53

Active Inventory

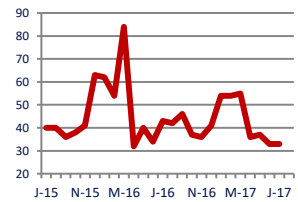
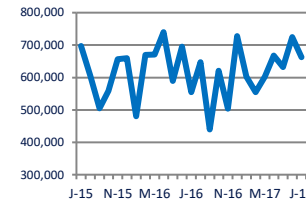
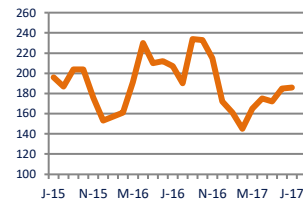
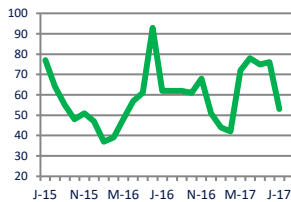
186

Median Sale Price

\$662,500

Days On Market

33



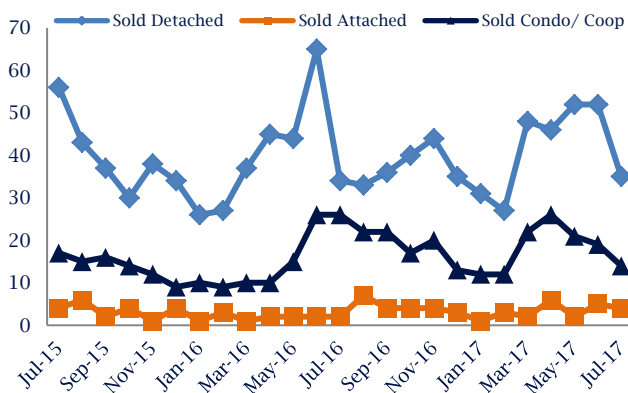
Down -15%
Vs. Year Ago

Down -10%
Vs. Year Ago

Up 19%
Vs. Year Ago

Down -23%
Vs. Year Ago

Units Sold*



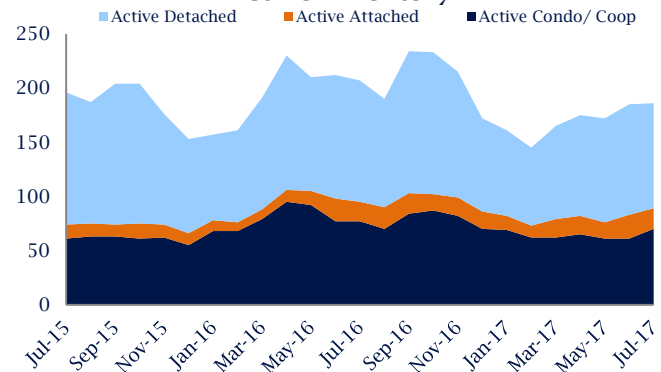
Units Sold

There was a decrease in total units sold in July, with 53 sold this month in Kensington and North Bethesda versus 76 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 15% versus July 2016.

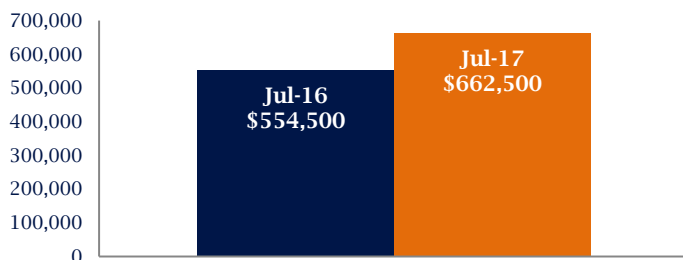
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 10%. The total number of active inventory this July was 186 compared to 207 in July 2016. This month's total of 186 is higher than the previous month's total supply of available inventory of 185, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Kensington and North Bethesda Homes was \$554,500. This July, the median sale price was \$662,500, an increase of 19% or \$108,000 compared to last year. The current median sold price is 9% lower than in June.

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.



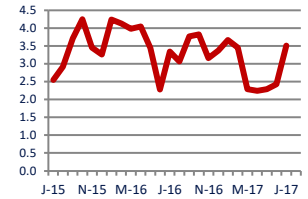
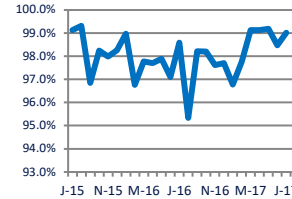
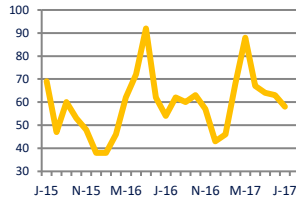
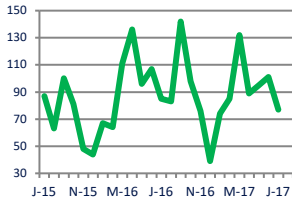


Focus On: Kensington and North Bethesda Housing Market

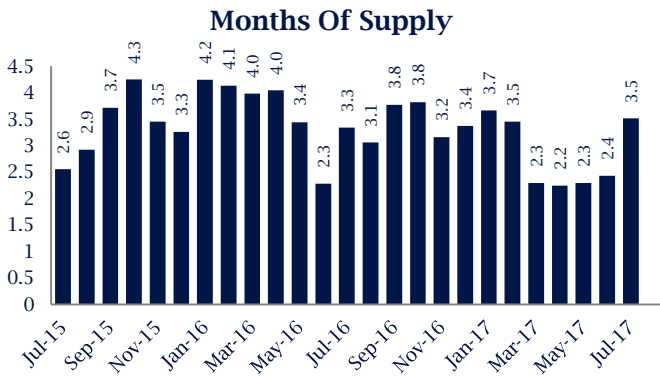
July 2017

Zip Code(s): 20895 and 20814

New Listings 77	Current Contracts 58	Sold Vs. List Price 99.0%	Months of Supply 3.5
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Down -9% Vs. Year Ago	Up 7% Vs. Year Ago	No Change Vs. Year Ago	Up 5% Vs. Year Ago
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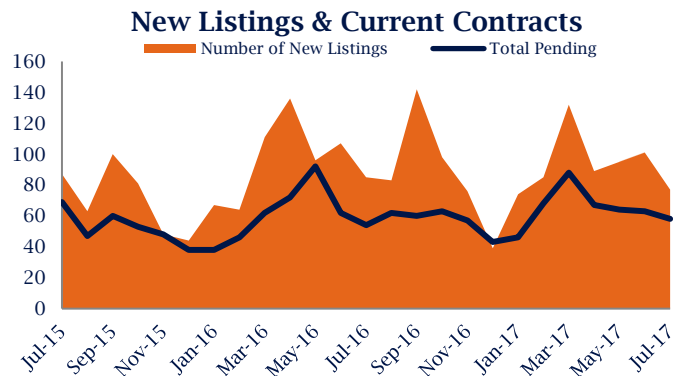
Months of Supply

In July, there was 3.5 months of supply available in Kensington and North Bethesda, compared to 3.3 in July 2016. That is an increase of 5% 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 77 homes newly listed for sale in Kensington and North Bethesda compared to 85 in July 2016, a decrease of 9%. There were 58 current contracts pending sale this July compared to 54 a year ago. The number of current contracts is 7% higher than last July.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Kensington and North Bethesda was 99.0% 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 33, lower than the average last year, which was 43, a decrease of 23%.

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