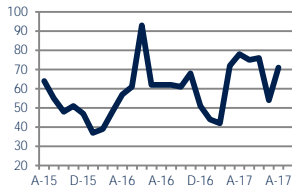


## Focus On: Kensington and North Bethesda Housing Market

August 2017

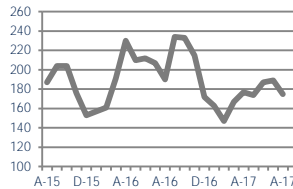
Zip Code(s): 20895 and 20814

**Units Sold**  
71



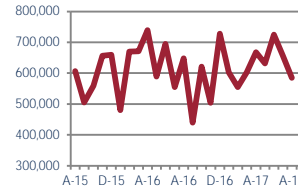
Up 15%  
Vs. Year Ago

**Active Inventory**  
175



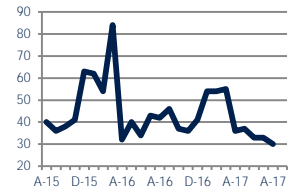
Down -8%  
Vs. Year Ago

**Median Sale Price**  
\$585,000



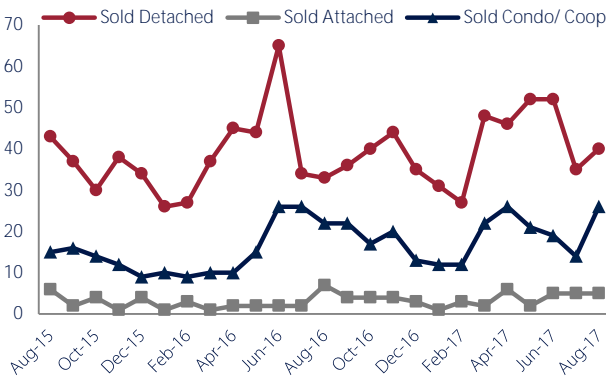
Down -10%  
Vs. Year Ago

**Days On Market**  
30



Down -29%  
Vs. Year Ago

### Units Sold\*



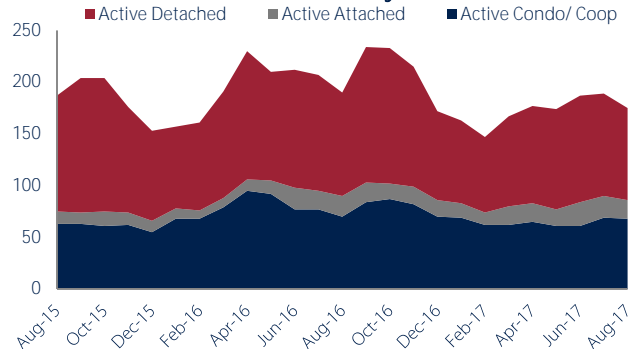
### Units Sold

There was an increase in total units sold in August, with 71 sold this month in Kensington and North Bethesda versus 54 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 15% versus August 2016.

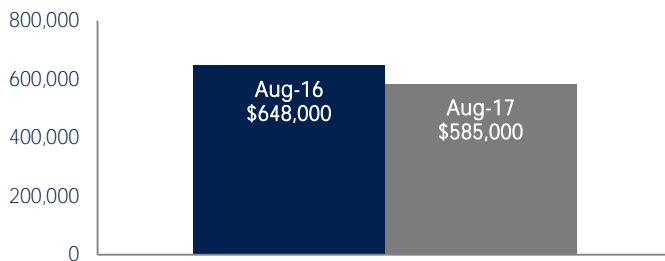
### Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 8%. The total number of active inventory this August was 175 compared to 190 in August 2016. This month's total of 175 is lower than the previous month's total supply of available inventory of 189, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Kensington and North Bethesda Homes was \$648,000. This August, the median sale price was \$585,000, a decrease of 10% or \$63,000 compared to last year. The current median sold price is 11% lower than in July.

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

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 TRIAD 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 TRIAD or Long & Foster Real Estate, Inc.

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



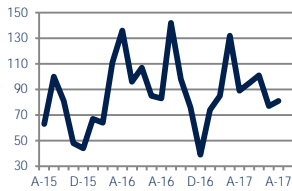
**Focus On:** Kensington and North Bethesda Housing Market

August 2017

Zip Code(s): 20895 and 20814

**New Listings**

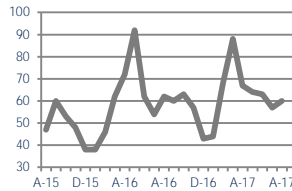
81



Down -2%  
Vs. Year Ago

**Current Contracts**

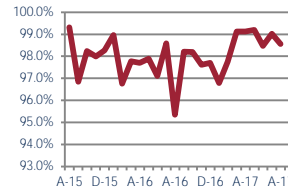
60



Down -3%  
Vs. Year Ago

**Sold Vs. List Price**

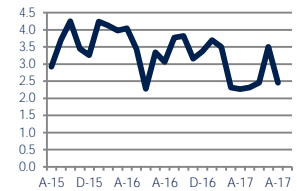
98.6%



Up 3.4%  
Vs. Year Ago

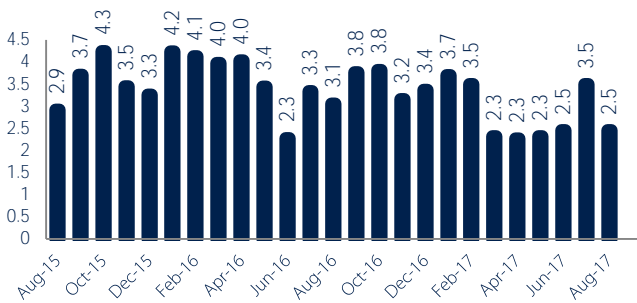
**Months of Supply**

2.5



Down -20%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

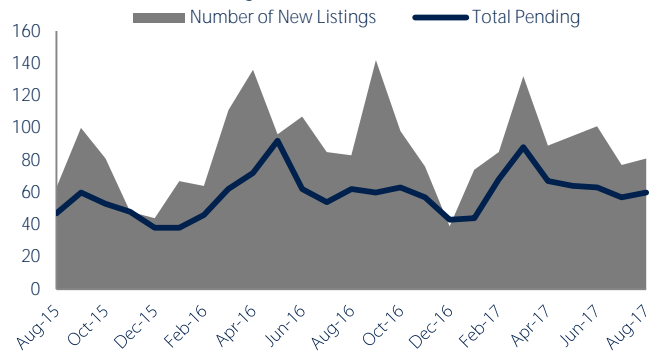
In August, there was 2.5 months of supply available in Kensington and North Bethesda, compared to 3.1 in August 2016. That is a decrease of 20% versus a year ago.

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.

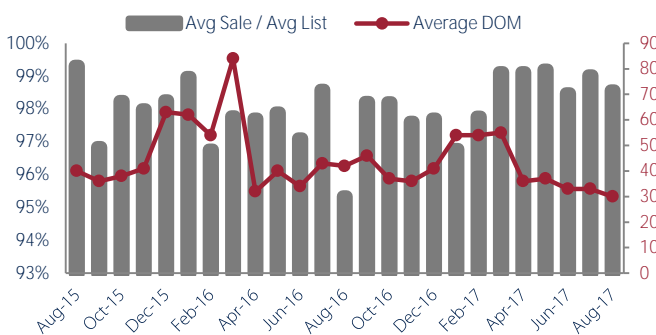
**New Listings & Current Contracts**

This month there were 81 homes newly listed for sale in Kensington and North Bethesda compared to 83 in August 2016, a decrease of 2%. There were 60 current contracts pending sale this August compared to 62 a year ago. The number of current contracts is 3% lower than last August.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In August, the average sale price in Kensington and North Bethesda was 98.6% of the average list price, which is 3.2% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 30, lower than the average last year, which was 42, a decrease of 29%.