

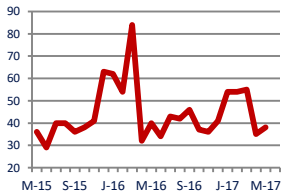
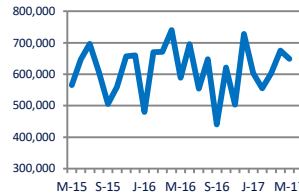
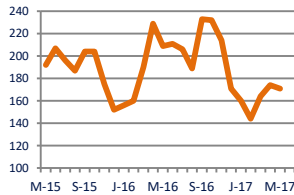
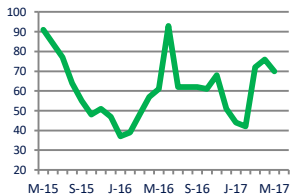


Focus On: Kensington and North Bethesda Housing Market

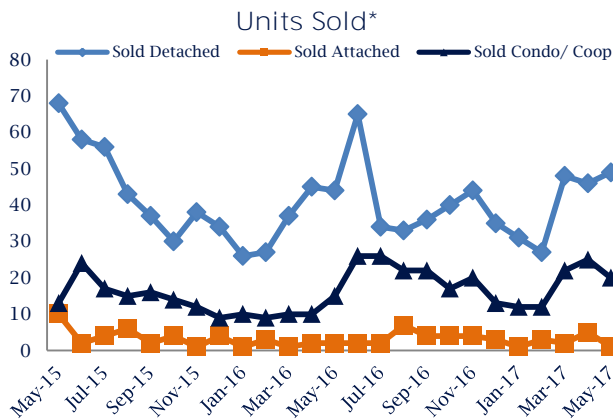
May 2017

Zip Code(s): 20895 and 20814

Units Sold 70	Active Inventory 171	Median Sale Price \$648,500	Days On Market 38
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Up 15% Vs. Year Ago	Down -18% Vs. Year Ago	Up 10% Vs. Year Ago	Down -5% Vs. Year Ago
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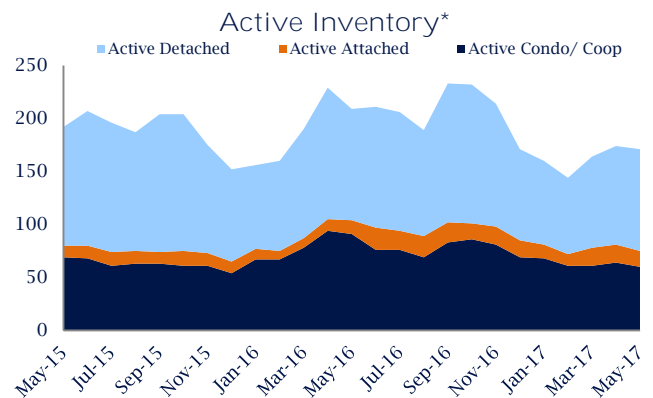


Units Sold

There was a decrease in total units sold in May, with 70 sold this month in Kensington and North Bethesda versus 76 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 15% versus May 2016.

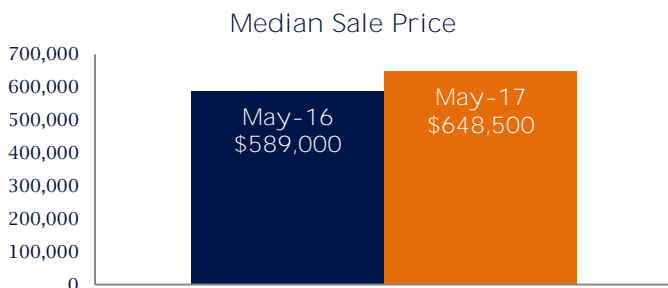
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 18%. The total number of active inventory this May was 171 compared to 209 in May 2016. This month's total of 171 is lower than the previous month's total supply of available inventory of 174, a decrease of 2%.



Median Sale Price

Last May, the median sale price for Kensington and North Bethesda Homes was \$589,000. This May, the median sale price was \$648,500, an increase of 10% or \$59,500 compared to last year. The current median sold price is 4% lower than in April.



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.



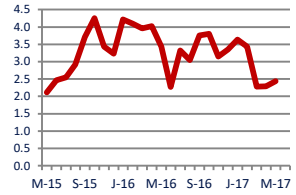
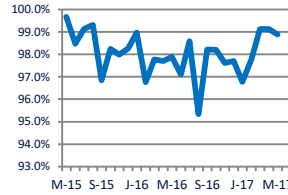
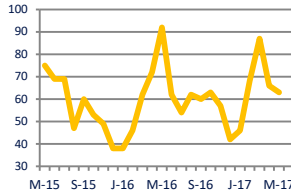
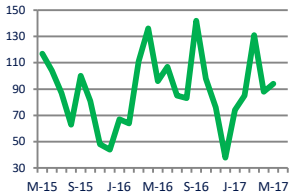


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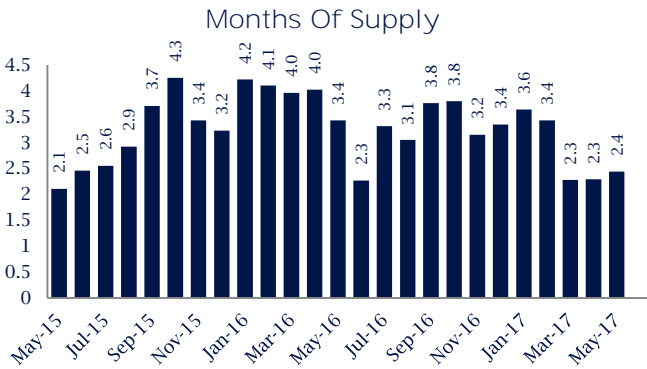
May 2017

Zip Code(s): 20895 and 20814

New Listings 94	Current Contracts 63	Sold Vs. List Price 98.9%	Months of Supply 2.4
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Down -2% Vs. Year Ago	Down -32% Vs. Year Ago	Up 1% Vs. Year Ago	Down -29% Vs. Year Ago
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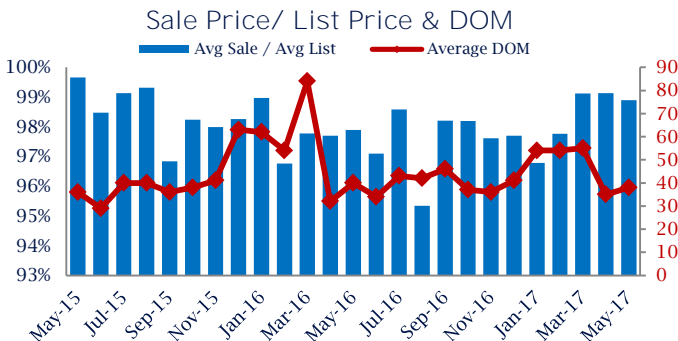
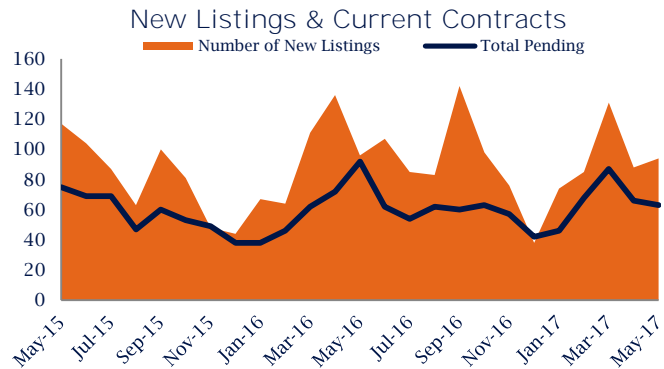
Months of Supply

In May, there was 2.4 months of supply available in Kensington and North Bethesda, compared to 3.4 in May 2016. That is a decrease of 29% 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 94 homes newly listed for sale in Kensington and North Bethesda compared to 96 in May 2016, a decrease of 2%. There were 63 current contracts pending sale this May compared to 92 a year ago. The number of current contracts is 32% lower than last May.



Sale Price to List Price Ratio

In May, the average sale price in Kensington and North Bethesda was 98.9% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 40, a decrease of 5%.

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