



The Long & Foster Market Minute™

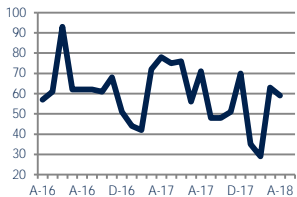
Focus On: Kensington and North Bethesda Housing Market

April 2018

Zip Code(s): 20895 and 20814

Units Sold

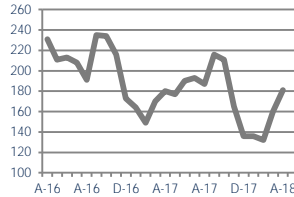
59



Down -24%
Vs. Year Ago

Active Inventory

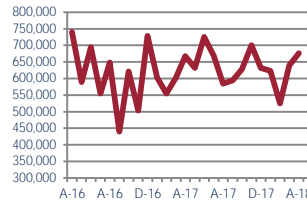
181



Up 1%
Vs. Year Ago

Median Sale Price

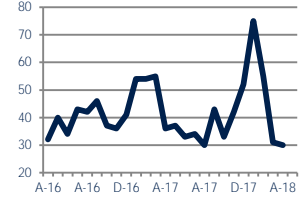
\$676,500



Up 1%
Vs. Year Ago

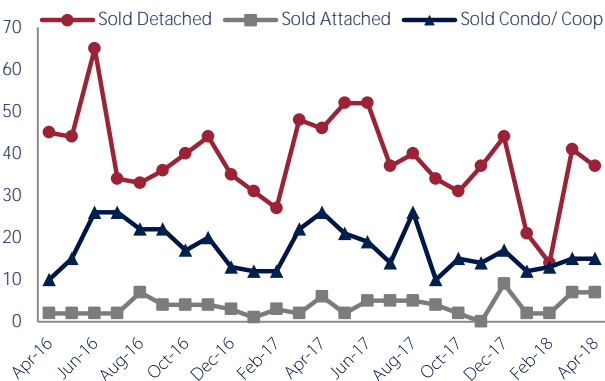
Days On Market

30



Down -17%
Vs. Year Ago

Units Sold*



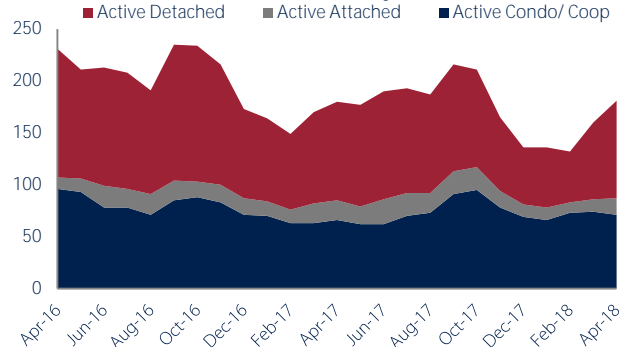
Units Sold

There was a decrease in total units sold in April, with 59 sold this month in Kensington and North Bethesda versus 63 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2017.

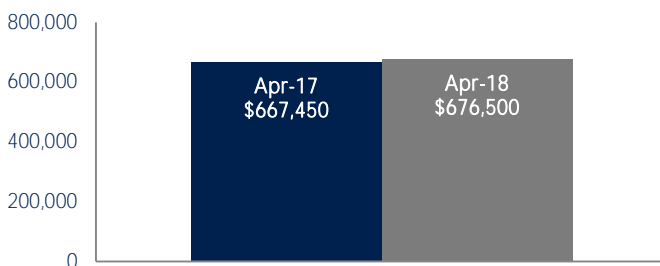
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this April was 181 compared to 180 in April 2017. This month's total of 181 is higher than the previous month's total supply of available inventory of 160, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Kensington and North Bethesda Homes was \$667,450. This April, the median sale price was \$676,500, an increase of 1% or \$9,050 compared to last year. The current median sold price is 6% 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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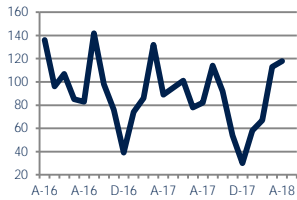
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New Listings

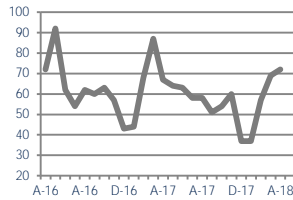
118



Up 33%
Vs. Year Ago

Current Contracts

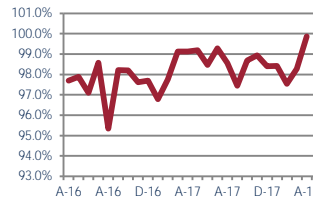
72



Up 7%
Vs. Year Ago

Sold Vs. List Price

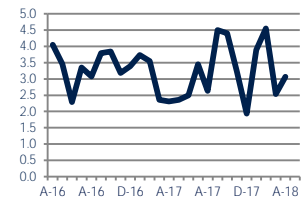
99.9%



Up 0.8%
Vs. Year Ago

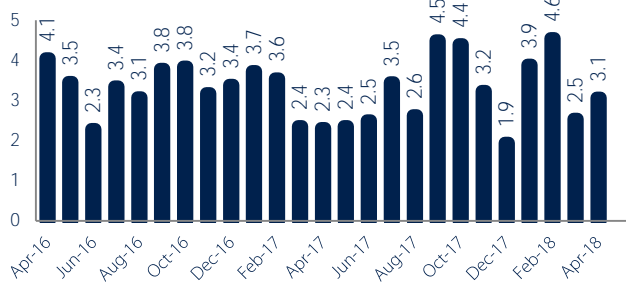
Months of Supply

3.1



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

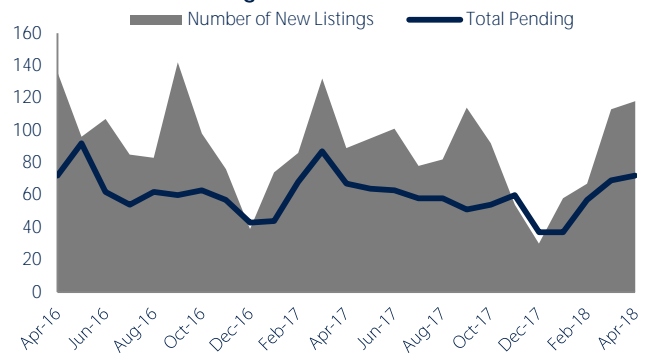
In April, there was 3.1 months of supply available in Kensington and North Bethesda, compared to 2.3 in April 2017. That is an increase of 33% versus a year ago.

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.

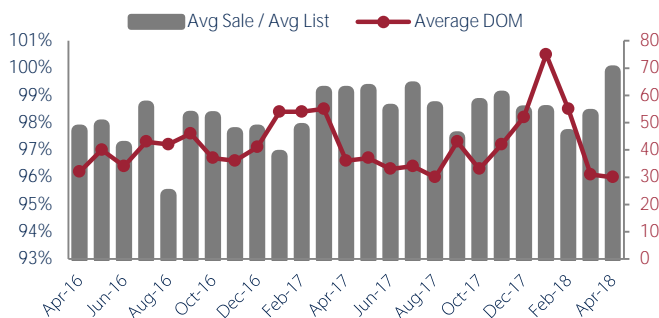
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Kensington and North Bethesda compared to 89 in April 2017, an increase of 33%. There were 72 current contracts pending sale this April compared to 67 a year ago. The number of current contracts is 7% higher 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 99.9% of the average list price, which is 0.8% 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 36, a decrease of 17%.



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