



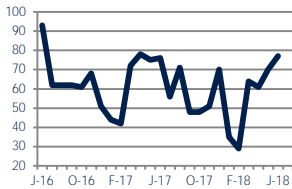
The Long & Foster Market Minute™

Focus On: Kensington and North Bethesda Housing Market

June 2018

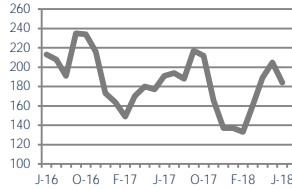
Zip Code(s): 20895 and 20814

Units Sold
77



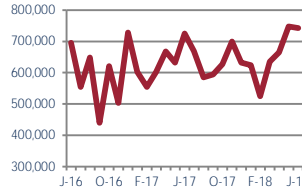
Up 1%
Vs. Year Ago

Active Inventory
184



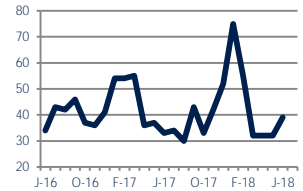
Down -4%
Vs. Year Ago

Median Sale Price
\$742,500



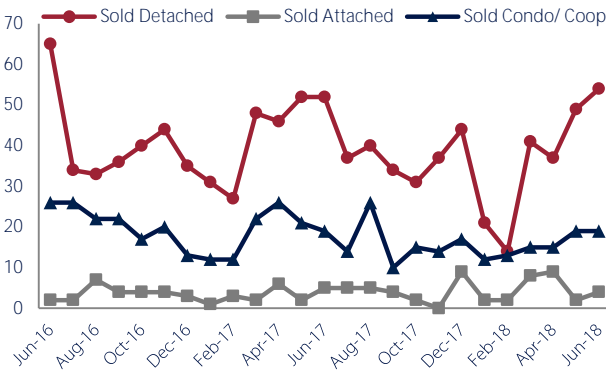
Up 2%
Vs. Year Ago

Days On Market
39



Up 18%
Vs. Year Ago

Units Sold*



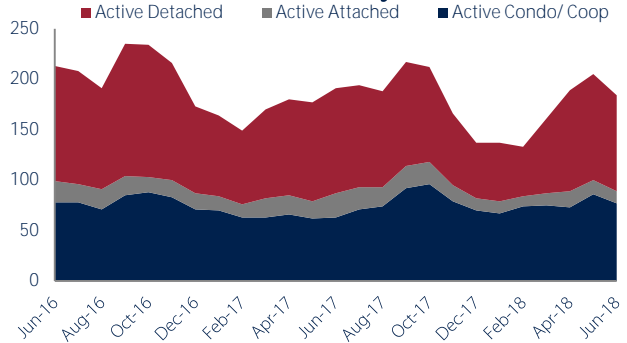
Units Sold

There was an increase in total units sold in June, with 77 sold this month in Kensington and North Bethesda versus 70 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2017.

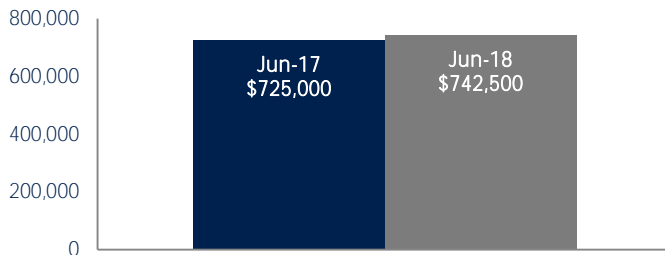
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 4%. The total number of active inventory this June was 184 compared to 191 in June 2017. This month's total of 184 is lower than the previous month's total supply of available inventory of 205, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Kensington and North Bethesda Homes was \$725,000. This June, the median sale price was \$742,500, an increase of 2% or \$17,500 compared to last year. The current median sold price is 1% lower than in May.

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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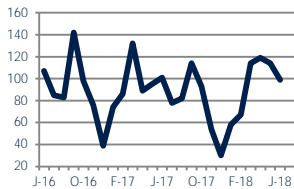
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June 2018

Zip Code(s): 20895 and 20814

New Listings

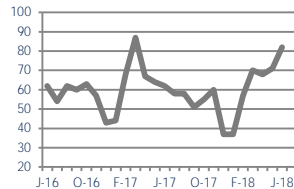
99



Down -2%
Vs. Year Ago

Current Contracts

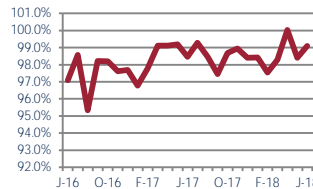
82



Up 32%
Vs. Year Ago

Sold Vs. List Price

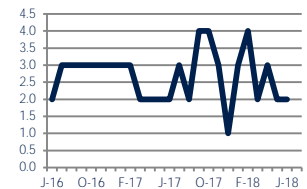
99.1%



Up 0.6%
Vs. Year Ago

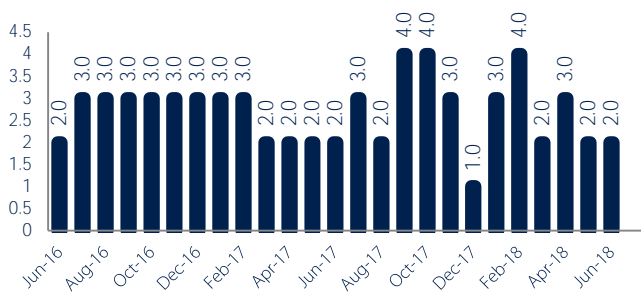
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

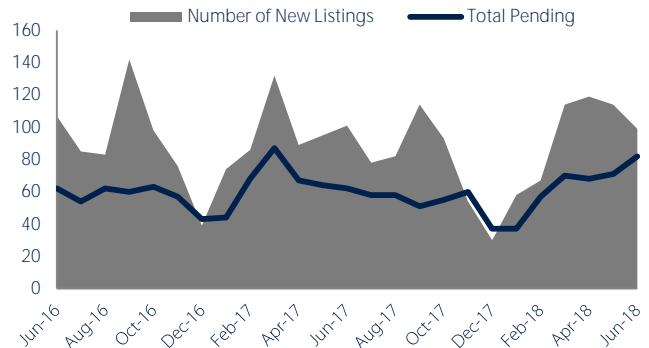
In June, there was 2.4 months of supply available in Kensington and North Bethesda, compared to 2.5 in June 2017. That is a decrease of 5% versus a year ago.

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.

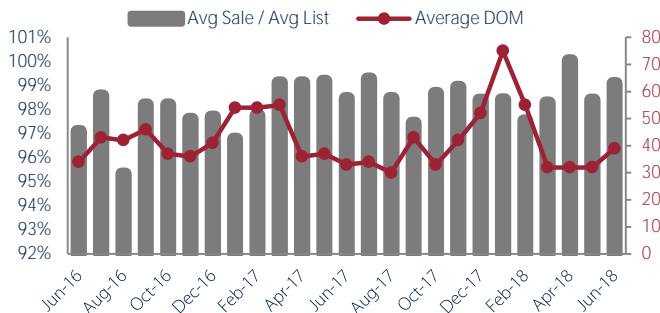
New Listings & Current Contracts

This month there were 99 homes newly listed for sale in Kensington and North Bethesda compared to 101 in June 2017, a decrease of 2%. There were 82 current contracts pending sale this June compared to 62 a year ago. The number of current contracts is 32% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Kensington and North Bethesda was 99.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 33, an increase of 18%.



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