



The Long & Foster Market Minute™

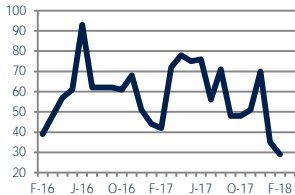
Focus On: Kensington and North Bethesda Housing Market

February 2018

Zip Code(s): 20895 and 20814

Units Sold

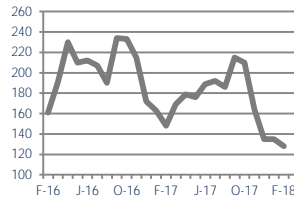
29



Down -31%
Vs. Year Ago

Active Inventory

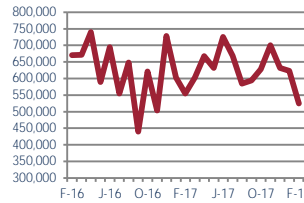
128



Down -14%
Vs. Year Ago

Median Sale Price

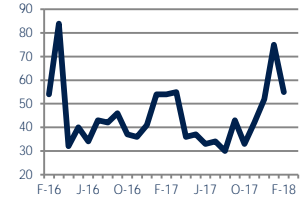
\$525,000



Down -5%
Vs. Year Ago

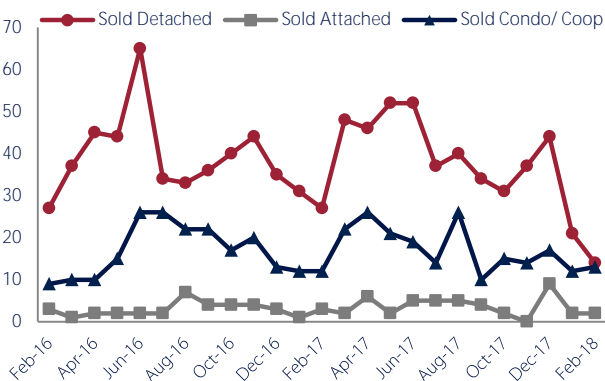
Days On Market

55



Up 2%
Vs. Year Ago

Units Sold*



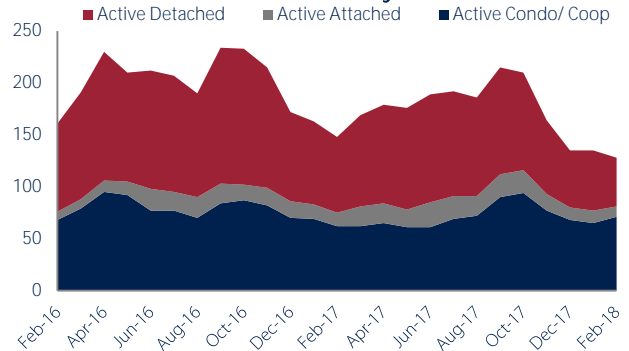
Units Sold

There was a decrease in total units sold in February, with 29 sold this month in Kensington and North Bethesda versus 35 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 31% versus February 2017.

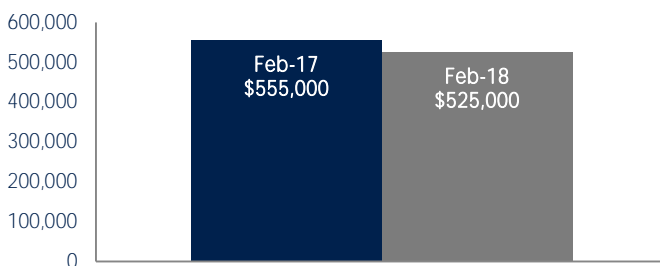
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 14%. The total number of active inventory this February was 128 compared to 148 in February 2017. This month's total of 128 is lower than the previous month's total supply of available inventory of 135, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Kensington and North Bethesda Homes was \$555,000. This February, the median sale price was \$525,000, a decrease of 5% or \$30,000 compared to last year. The current median sold price is 16% lower than in January.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





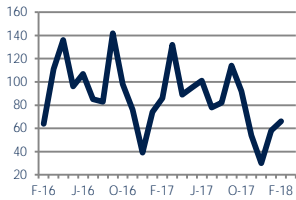
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February 2018

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New Listings

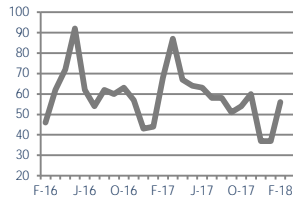
66



Down -23%
Vs. Year Ago

Current Contracts

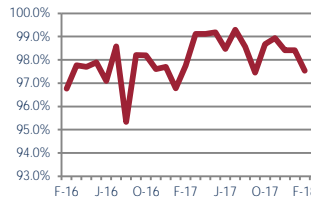
56



Down -18%
Vs. Year Ago

Sold Vs. List Price

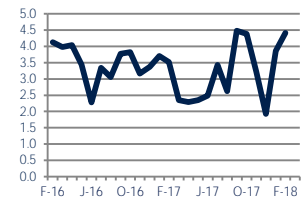
97.5%



No Change
Vs. Year Ago

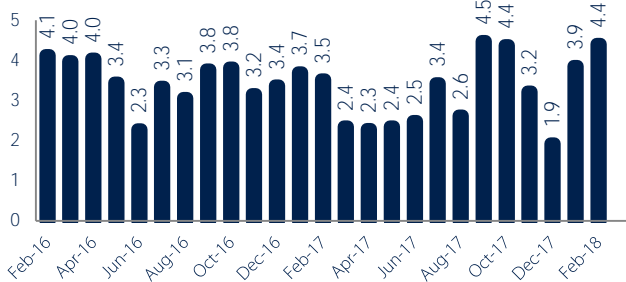
Months of Supply

4.4



Up 25%
Vs. Year Ago

Months Of Supply



Months of Supply

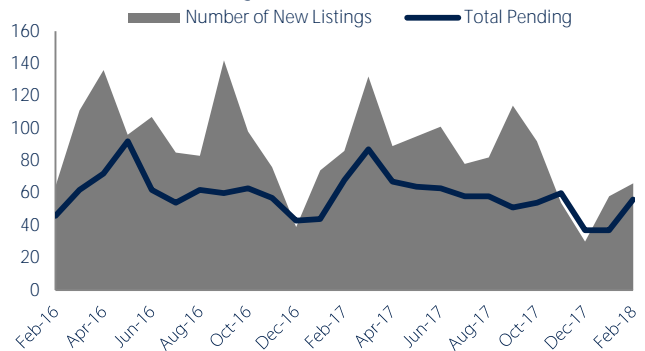
In February, there was 4.4 months of supply available in Kensington and North Bethesda, compared to 3.5 in February 2017. That is an increase of 25% versus a year ago.

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.

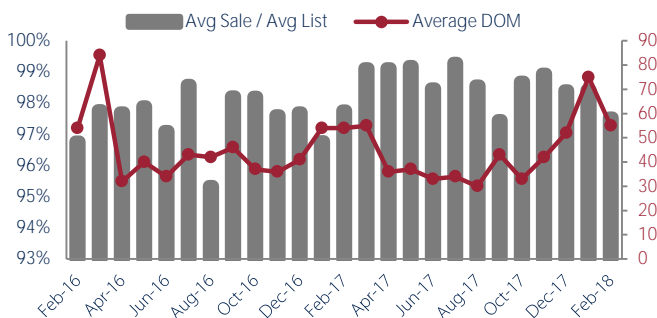
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Kensington and North Bethesda compared to 86 in February 2017, a decrease of 23%. There were 56 current contracts pending sale this February compared to 68 a year ago. The number of current contracts is 18% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Kensington and North Bethesda was 97.5% 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 55, higher than the average last year, which was 54, an increase of 2%.



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