

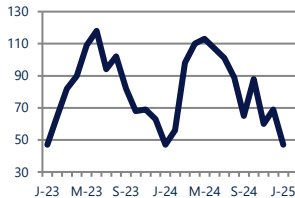
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BETHESDA AND CABIN JOHN HOUSING MARKET** JANUARY 2025

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

Units Sold

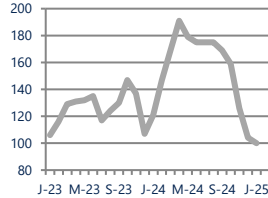
47



No Change
Vs. Year Ago

Active Inventory

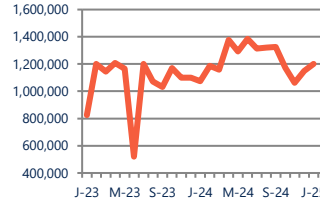
100



Down -17%
Vs. Year Ago

Median Sale Price

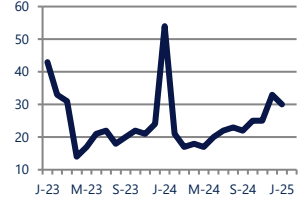
\$1,200,000



Up 12%
Vs. Year Ago

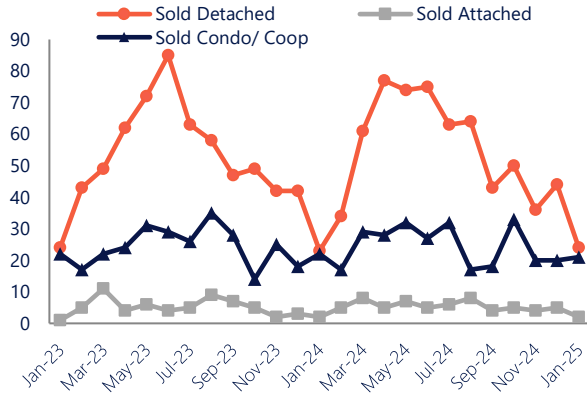
Days On Market

30



Down -44%
Vs. Year Ago

Units Sold*



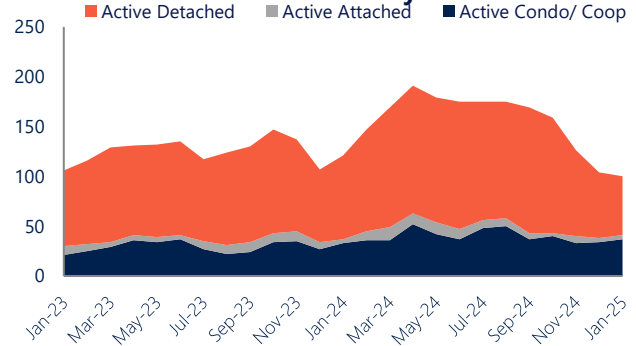
Units Sold

There was a decrease in total units sold in January, with 47 sold this month in Bethesda and Cabin John, a decrease of 32%. This month's total units sold is similar compared to a year ago.

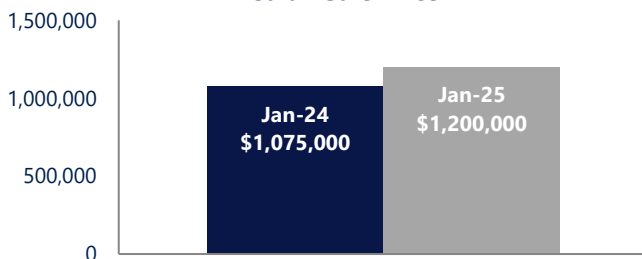
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 17%. The total number of active inventory this January was 100 compared to 121 in January 2024. This month's total of 100 is lower than the previous month's total supply of available inventory of 104, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Bethesda and Cabin John Homes was \$1,075,000. This January, the median sale price was \$1,200,000, an increase of 12% or \$125,000 compared to last year. The current median sold price is 4% higher than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bethesda and Cabin John are defined as properties listed in zip code/s 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

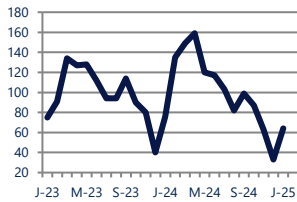
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Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

New Listings

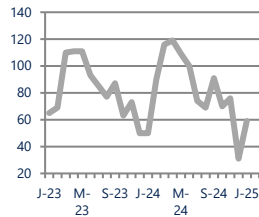
64



Down -16%
Vs. Year Ago

Current Contracts

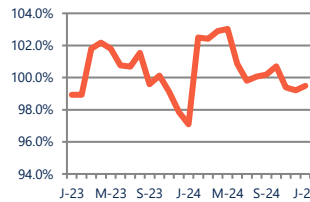
59



Up 18%
Vs. Year Ago

Sold Vs. List Price

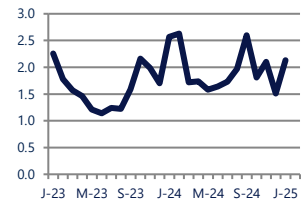
99.5%



Up 2.5%
Vs. Year Ago

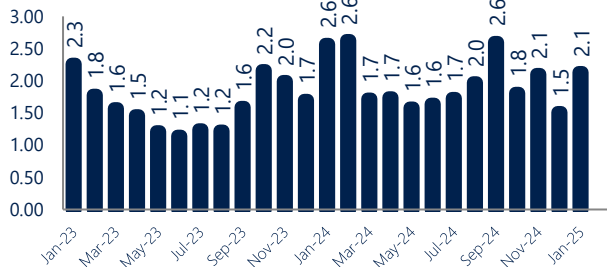
Months of Supply

2.1



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

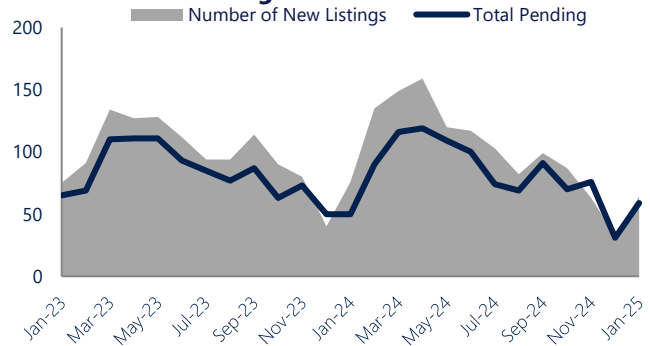
In January, there was 2.1 months of supply available in Bethesda and Cabin John, compared to 2.6 in January 2024. That is a decrease of 17% versus a year ago.

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.

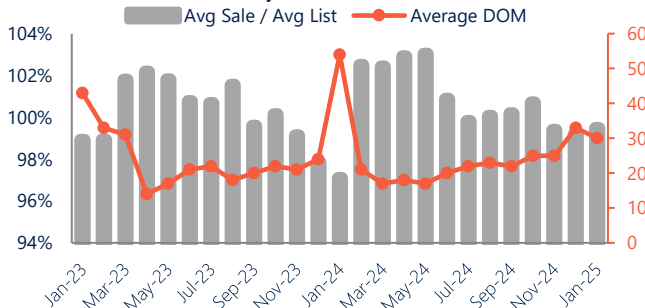
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Bethesda and Cabin John compared to 76 in January 2024, a decrease of 16%. There were 59 current contracts pending sale this January compared to 50 a year ago. The number of current contracts is 18% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Bethesda and Cabin John was 99.5% of the average list price, which is 2.4% 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 54, a decrease of 44%.

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