

THE LONG & FOSTER MARKET MINUTE™

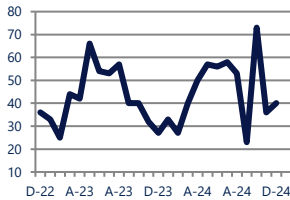
FOCUS ON: **KENSINGTON AND NORTH BETHESDA HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 20895 and 20814

Units Sold

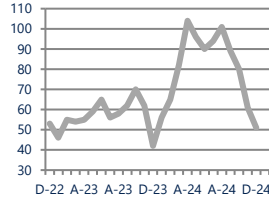
40



Up
Vs. Year Ago

Active Inventory

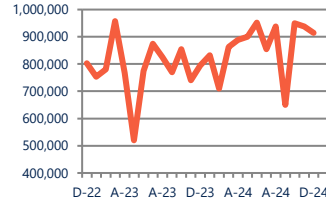
51



Up 21%
Vs. Year Ago

Median Sale Price

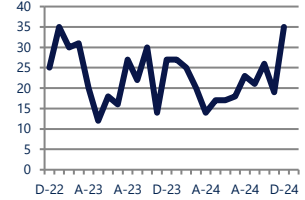
\$915,000



Up 15%
Vs. Year Ago

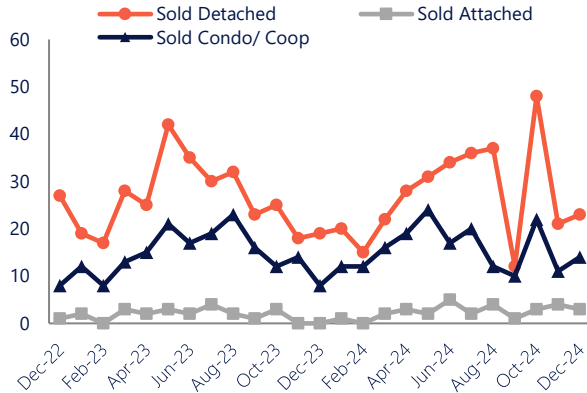
Days On Market

35



Up 30%
Vs. Year Ago

Units Sold*



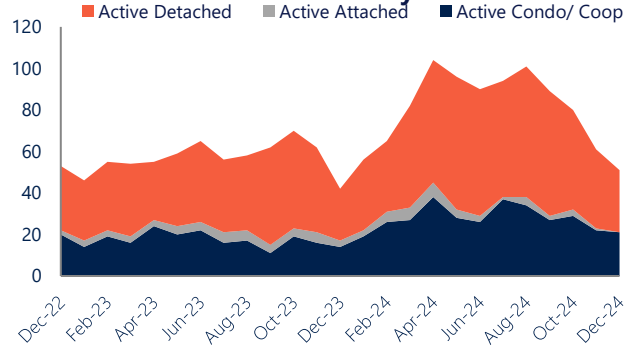
Units Sold

There was an increase in total units sold in December, with 40 sold this month in Kensington and North Bethesda. This month's total units sold was higher than at this time last year.

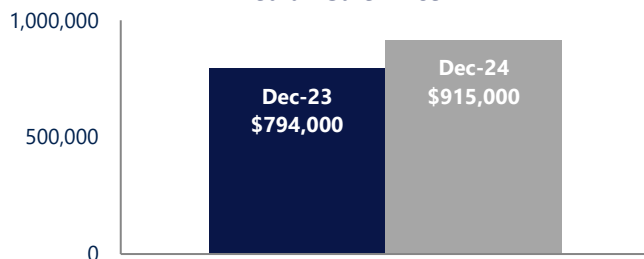
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 21%. The total number of active inventory this December was 51 compared to 42 in December 2023. This month's total of 51 is lower than the previous month's total supply of available inventory of 61, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Kensington and North Bethesda Homes was \$794,000. This December, the median sale price was \$915,000, an increase of 15% or \$121,000 compared to last year. The current median sold price is 2% lower than in November.

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 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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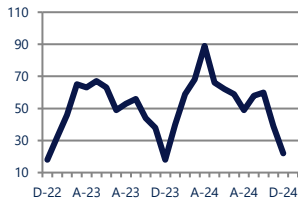
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DECEMBER 2024

Zip Code(s): 20895 and 20814

New Listings

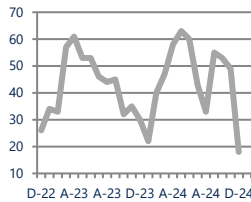
22



Up 22%
Vs. Year Ago

Current Contracts

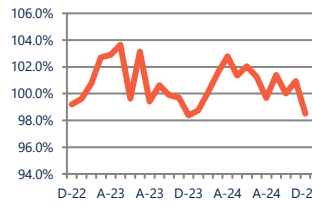
18



Down -40%
Vs. Year Ago

Sold Vs. List Price

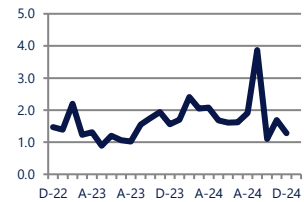
98.5%



No Change
Vs. Year Ago

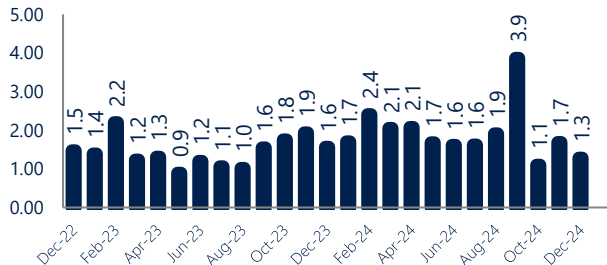
Months of Supply

1.3



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

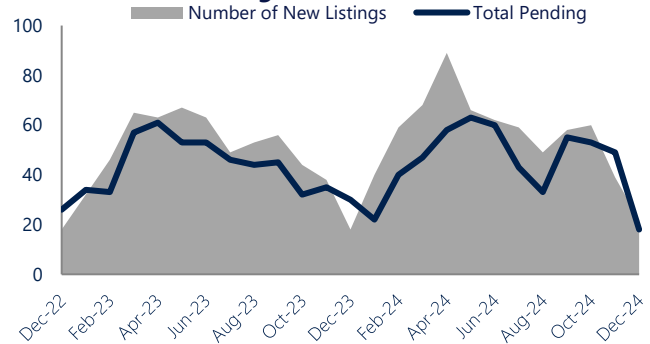
In December, there was 1.3 months of supply available in Kensington and North Bethesda, compared to 1.6 in December 2023. That is a decrease of 18% versus a year ago.

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.

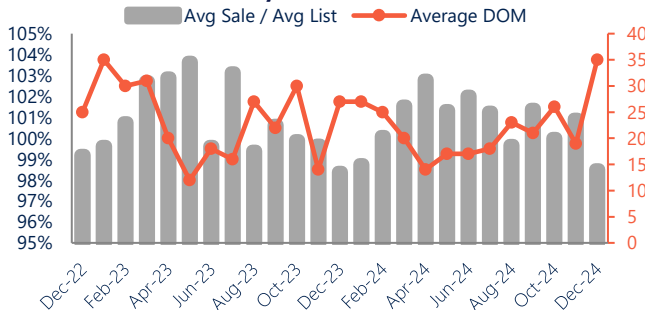
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Kensington and North Bethesda compared to 18 in December 2023, an increase of 22%. There were 18 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 40% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Kensington and North Bethesda was 98.5% 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 35, higher than the average last year, which was 27, an increase of 30%.

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