

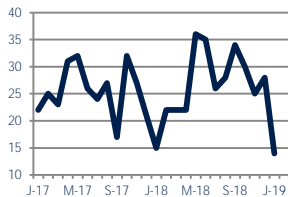
## Focus On: Beltsville Housing Market

January 2019

Zip Code(s): 20705

### Units Sold

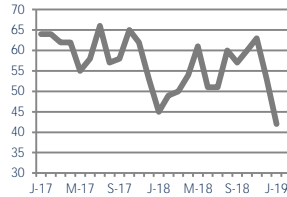
14



**Down**  
Vs. Year Ago

### Active Inventory

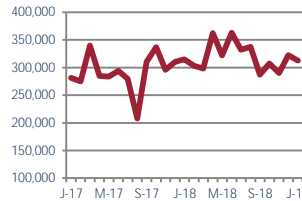
42



**Down -7%**  
Vs. Year Ago

### Median Sale Price

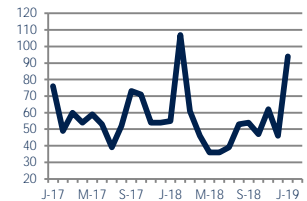
\$312,500



**Down -1%**  
Vs. Year Ago

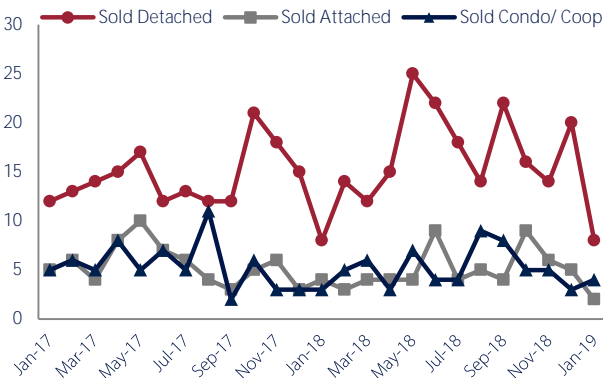
### Days On Market

94



**Up**  
Vs. Year Ago

### Units Sold\*



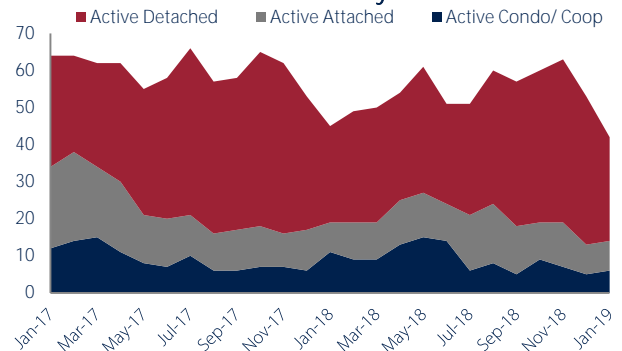
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 14 sold this month in Beltsville. This month's total units sold was lower than at this time last year, a decrease from January 2018.

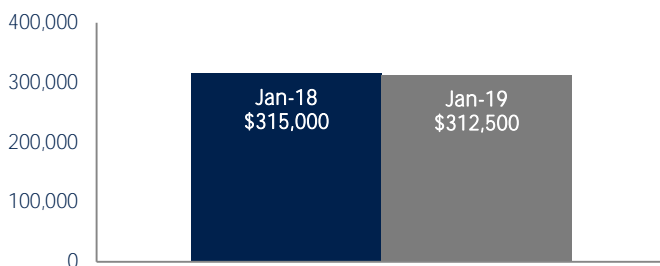
### Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 7%. The total number of active inventory this January was 42 compared to 45 in January 2018. This month's total of 42 is lower than the previous month's total supply of available inventory of 53, a decrease of 21%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Beltsville Homes was \$315,000. This January, the median sale price was \$312,500, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 3% lower 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.

Beltsville are defined as properties listed in zip code/s 20705.

\*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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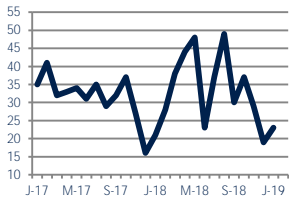
## Focus On: Beltsville Housing Market

January 2019

Zip Code(s): 20705

### New Listings

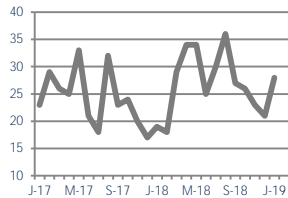
23



Up 10%  
Vs. Year Ago

### Current Contracts

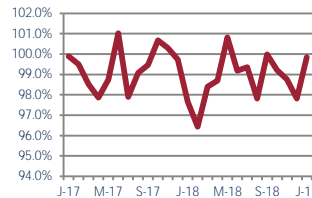
28



Up 47%  
Vs. Year Ago

### Sold Vs. List Price

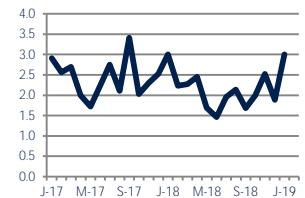
99.8%



Up 2.2%  
Vs. Year Ago

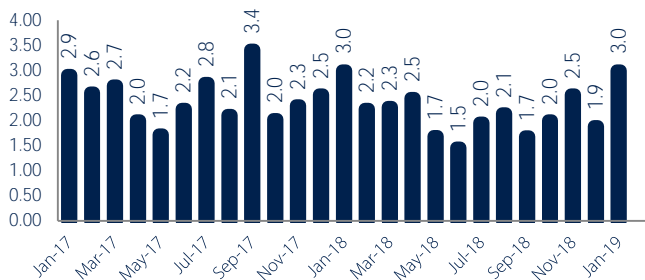
### Months of Supply

3.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

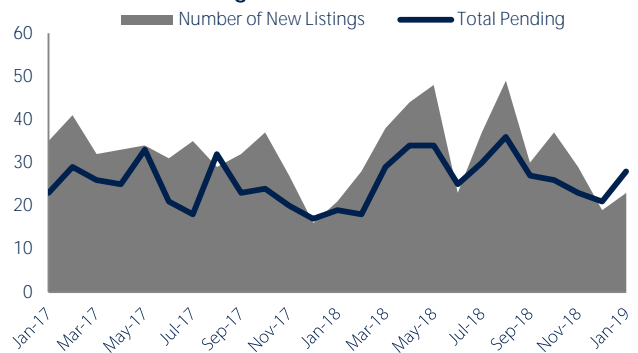
In January, there was 3.0 months of supply available in Beltsville. The amount of supply is similar compared to a year ago.

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.

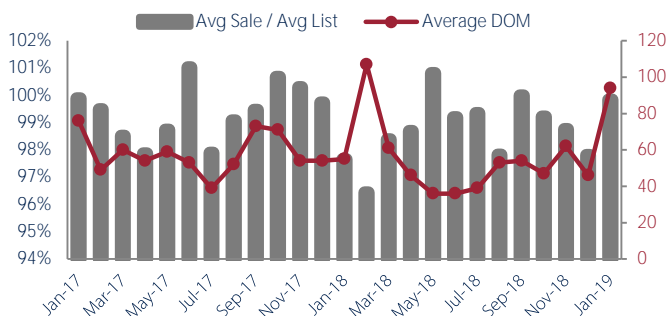
### New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Beltsville compared to 21 in January 2018, an increase of 10%. There were 28 current contracts pending sale this January compared to 19 a year ago. The number of current contracts is 47% 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 Beltsville was 99.8% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 94, higher than the average last year, which was 55. This increase was impacted by the limited number of sales.

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