



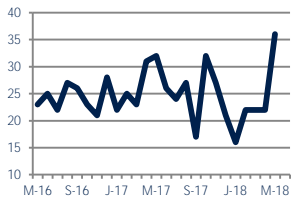
## Focus On: Beltsville Housing Market

May 2018

Zip Code(s): 20705

### Units Sold

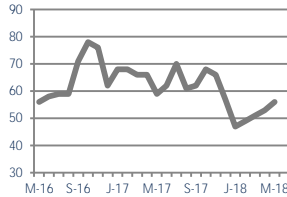
36



Up  
Vs. Year Ago

### Active Inventory

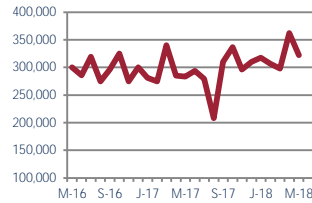
56



Down -5%  
Vs. Year Ago

### Median Sale Price

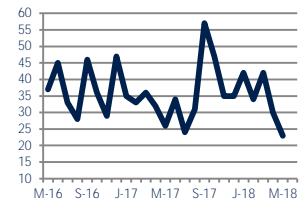
\$322,000



Up 14%  
Vs. Year Ago

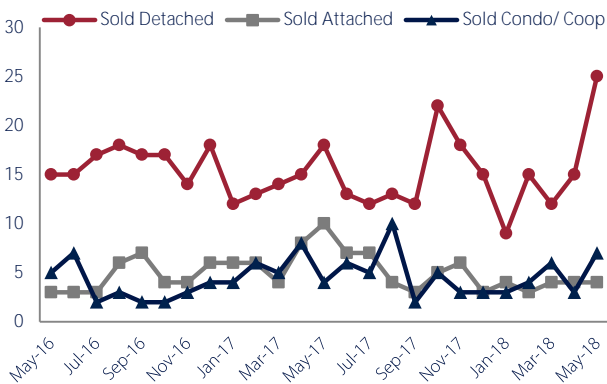
### Days On Market

23



Down -12%  
Vs. Year Ago

### Units Sold\*



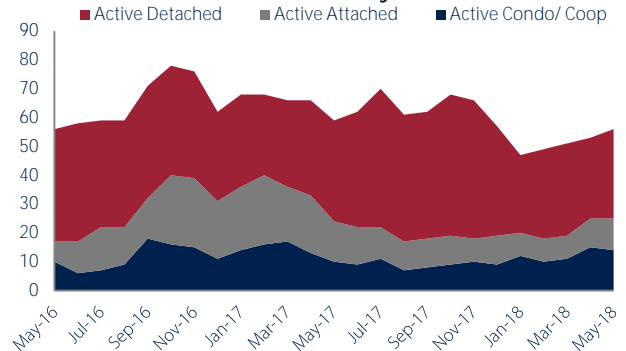
### Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 36 sold this month in Beltsville. This month's total units sold was higher than at this time last year, an increase from May 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 5%. The total number of active inventory this May was 56 compared to 59 in May 2017. This month's total of 56 is higher than the previous month's total supply of available inventory of 53, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Beltsville Homes was \$283,500. This May, the median sale price was \$322,000, an increase of 14% or \$38,500 compared to last year. The current median sold price is 11% lower than in April.

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 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





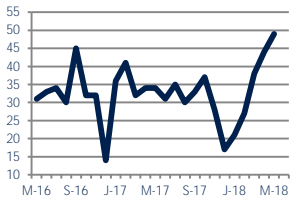
## Focus On: Beltsville Housing Market

May 2018

Zip Code(s): 20705

### New Listings

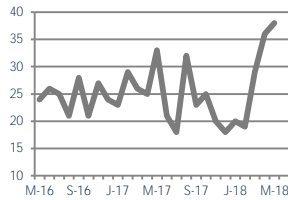
49



Up 44%  
Vs. Year Ago

### Current Contracts

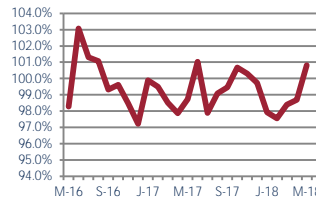
38



Up 15%  
Vs. Year Ago

### Sold Vs. List Price

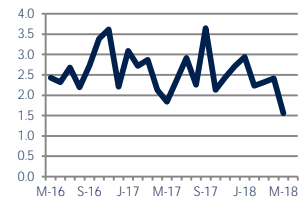
100.8%



Up 2.1%  
Vs. Year Ago

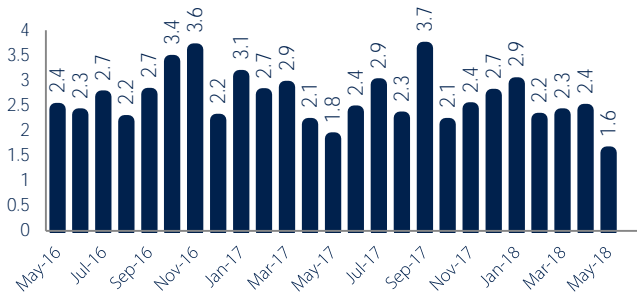
### Months of Supply

1.6



Down -15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

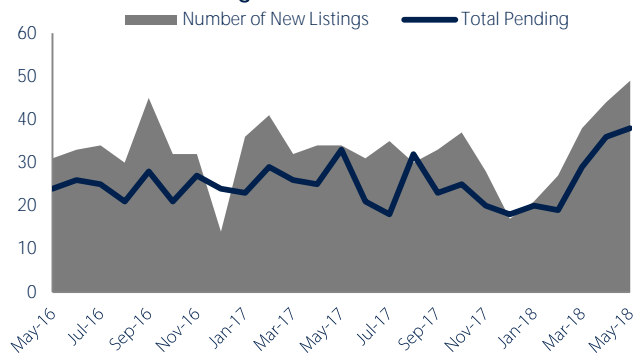
In May, there was 1.6 months of supply available in Beltsville, compared to 1.8 in May 2017. That is a decrease of 16% versus a year ago.

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.

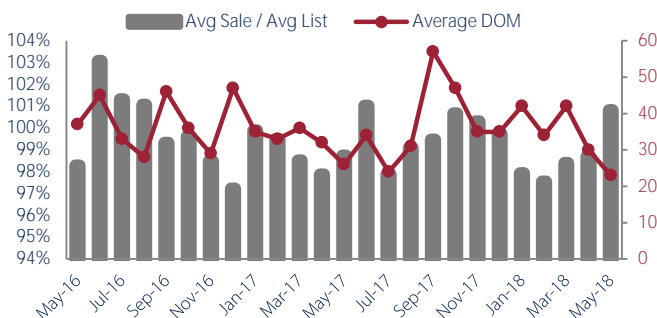
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Beltsville compared to 34 in May 2017, an increase of 44%. There were 38 current contracts pending sale this May compared to 33 a year ago. The number of current contracts is 15% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Beltsville was 100.8% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 26, a decrease of 12%.



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