

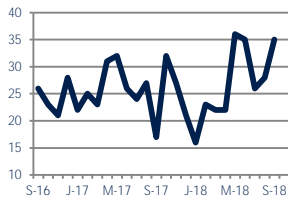
## Focus On: Beltsville Housing Market

September 2018

Zip Code(s): 20705

### Units Sold

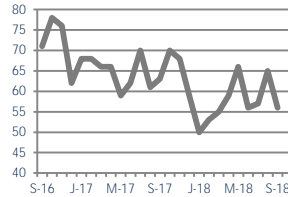
35



Up  
Vs. Year Ago

### Active Inventory

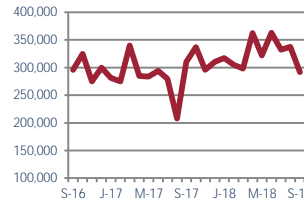
56



Down -11%  
Vs. Year Ago

### Median Sale Price

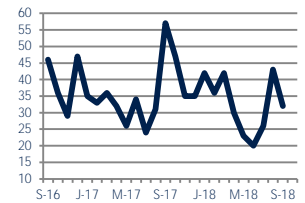
\$292,000



Down -6%  
Vs. Year Ago

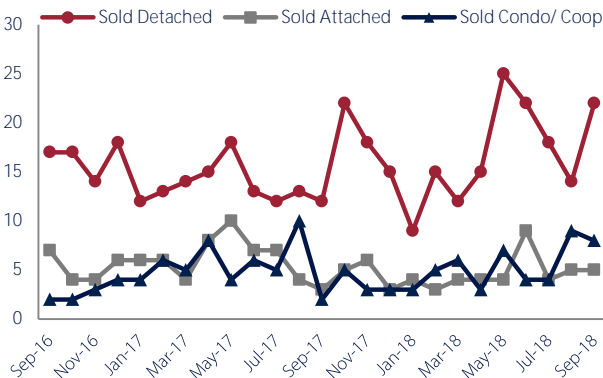
### Days On Market

32



Down -44%  
Vs. Year Ago

### Units Sold\*



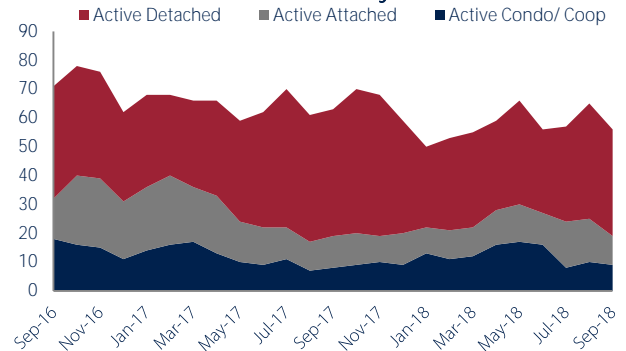
### Units Sold

With relatively few transactions, there was an increase in total units sold in September, with 35 sold this month in Beltsville. This month's total units sold was higher than at this time last year, an increase from September 2017.

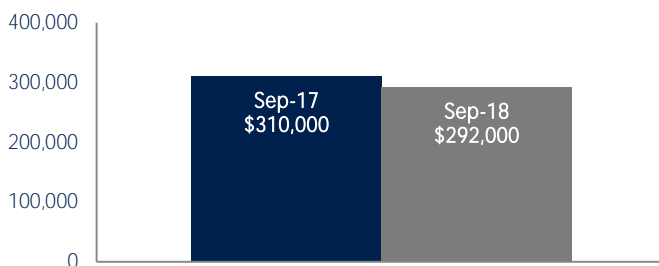
### Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 11%. The total number of active inventory this September was 56 compared to 63 in September 2017. This month's total of 56 is lower than the previous month's total supply of available inventory of 65, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Beltsville Homes was \$310,000. This September, the median sale price was \$292,000, a decrease of 6% or \$18,000 compared to last year. The current median sold price is 13% lower than in August.

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.



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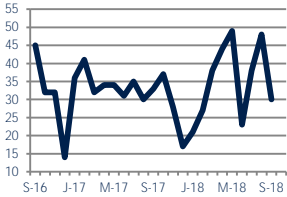
## Focus On: Beltsville Housing Market

September 2018

Zip Code(s): 20705

### New Listings

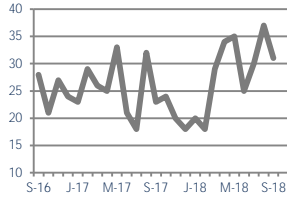
30



Down -9%  
Vs. Year Ago

### Current Contracts

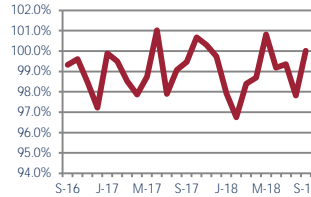
31



Up 35%  
Vs. Year Ago

### Sold Vs. List Price

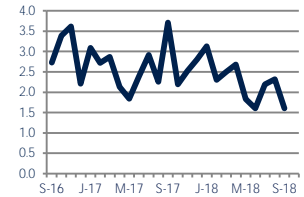
100.0%



Up 0.6%  
Vs. Year Ago

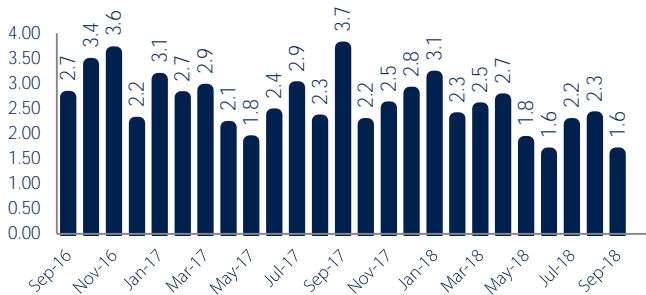
### Months of Supply

1.6



Down -57%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

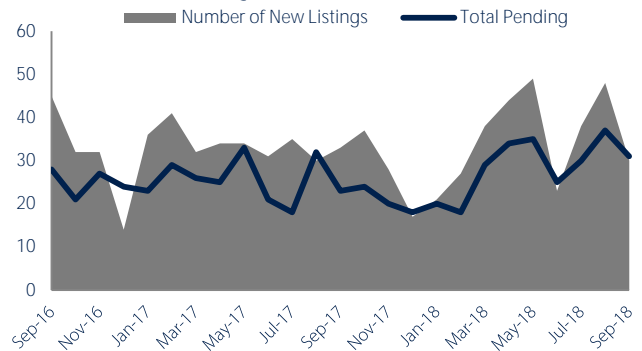
In September, there was 1.6 months of supply available in Beltsville, compared to 3.7 in September 2017. That is a decrease of 57% versus a year ago.

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.

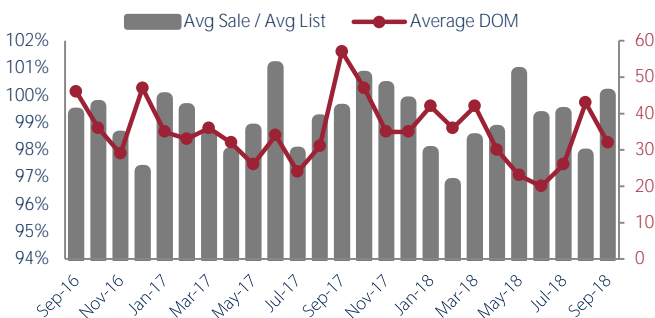
### New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Beltsville compared to 33 in September 2017, a decrease of 9%. There were 31 current contracts pending sale this September compared to 23 a year ago. The number of current contracts is 35% higher than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Beltsville was 100.0% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 57, a decrease of 44%.



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