

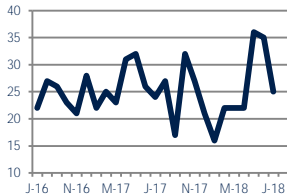
## Focus On: Beltsville Housing Market

July 2018

Zip Code(s): 20705

### Units Sold

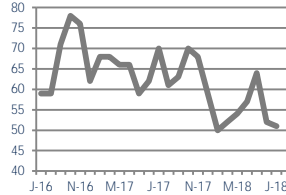
25



Up 4%  
Vs. Year Ago

### Active Inventory

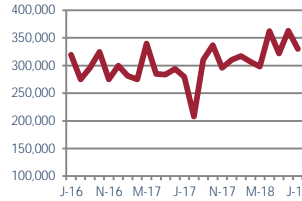
51



Down -27%  
Vs. Year Ago

### Median Sale Price

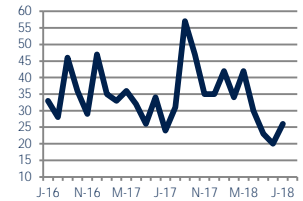
\$330,000



Up 18%  
Vs. Year Ago

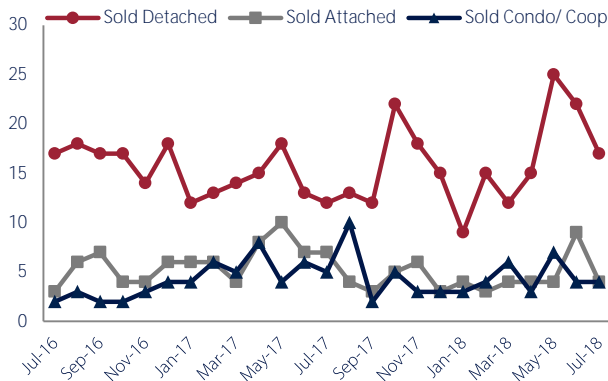
### Days On Market

26



Up 8%  
Vs. Year Ago

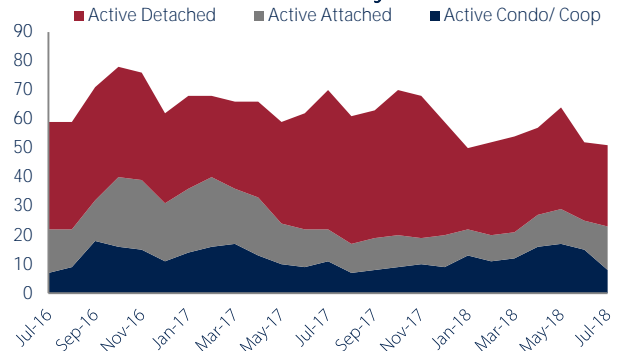
### Units Sold\*



### Units Sold

There was a decrease in total units sold in July, with 25 sold this month in Beltsville versus 35 last month, a decrease of 29%. This month's total units sold was higher than at this time last year, an increase of 4% versus July 2017.

### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 27%. The total number of active inventory this July was 51 compared to 70 in July 2017. This month's total of 51 is lower than the previous month's total supply of available inventory of 52, a decrease of 2%.

### Median Sale Price



### Median Sale Price

Last July, the median sale price for Beltsville Homes was \$279,500. This July, the median sale price was \$330,000, an increase of 18% or \$50,500 compared to last year. The current median sold price is 9% lower than in June.

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



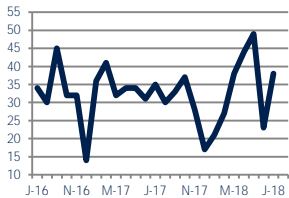
**Focus On:** Beltsville Housing Market

July 2018

Zip Code(s): 20705

**New Listings**

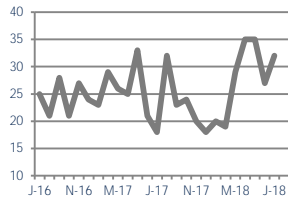
38



**Up 9%**  
Vs. Year Ago

**Current Contracts**

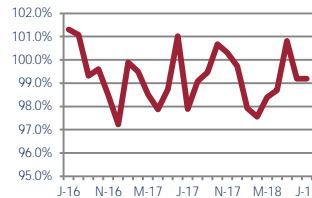
32



**Up 78%**  
Vs. Year Ago

**Sold Vs. List Price**

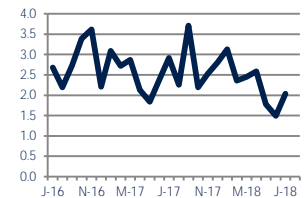
99.2%



**Up 1.3%**  
Vs. Year Ago

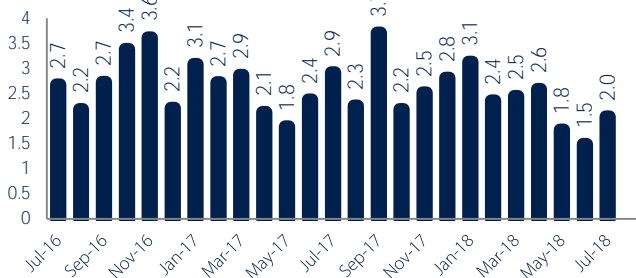
**Months of Supply**

2.0



**Down -30%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

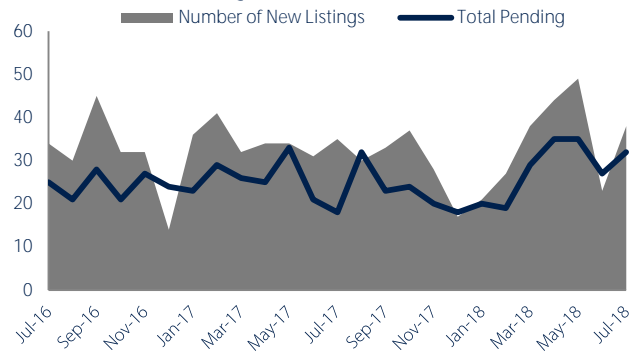
In July, there was 2.0 months of supply available in Beltsville, compared to 2.9 in July 2017. That is a decrease of 30% versus a year ago.

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.

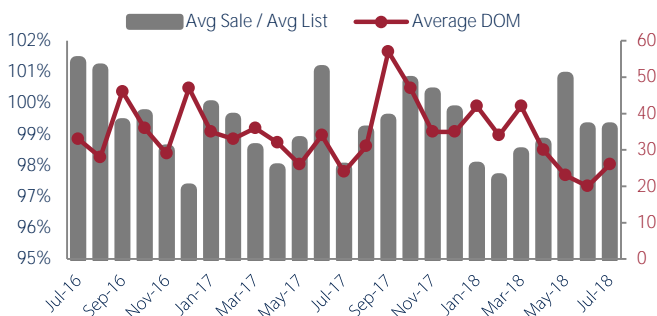
**New Listings & Current Contracts**

This month there were 38 homes newly listed for sale in Beltsville compared to 35 in July 2017, an increase of 9%. There were 32 current contracts pending sale this July compared to 18 a year ago. The number of current contracts is 78% higher than last July.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In July, the average sale price in Beltsville was 99.2% of the average list price, which is 1.3% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 26, higher than the average last year, which was 24, an increase of 8%.



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