

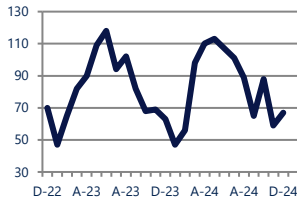
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BETHESDA AND CABIN JOHN HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

## Units Sold

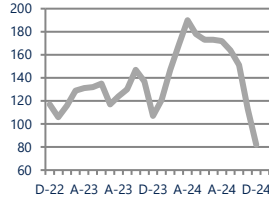
67



Up 6%  
Vs. Year Ago

## Active Inventory

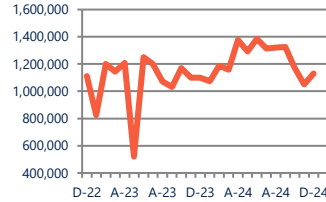
82



Down -23%  
Vs. Year Ago

## Median Sale Price

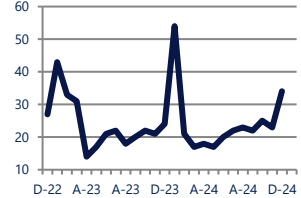
\$1,130,000



Up 3%  
Vs. Year Ago

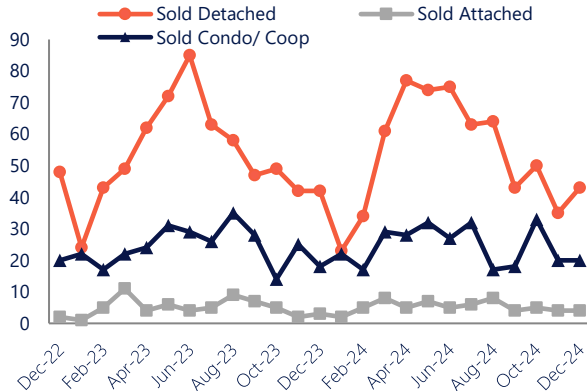
## Days On Market

34



Up 42%  
Vs. Year Ago

## Units Sold\*



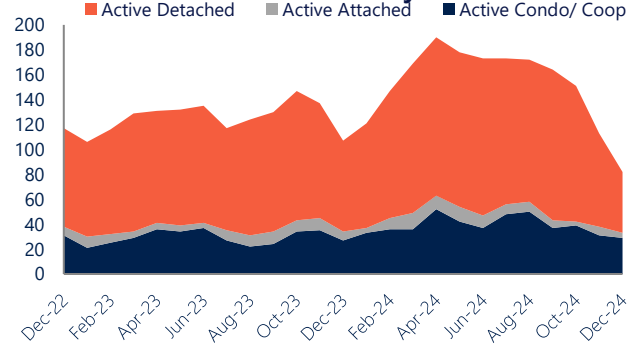
## Units Sold

There was an increase in total units sold in December, with 67 sold this month in Bethesda and Cabin John versus 59 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 6% versus December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 23%. The total number of active inventory this December was 82 compared to 107 in December 2023. This month's total of 82 is lower than the previous month's total supply of available inventory of 113, a decrease of 27%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Bethesda and Cabin John Homes was \$1,100,000. This December, the median sale price was \$1,130,000, an increase of 3% or \$30,000 compared to last year. The current median sold price is 8% higher 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.

Bethesda and Cabin John are defined as properties listed in zip code/s 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894.

\*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.

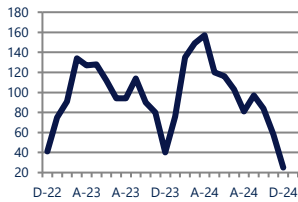
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FOCUS ON: **BETHESDA AND CABIN JOHN HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

## New Listings

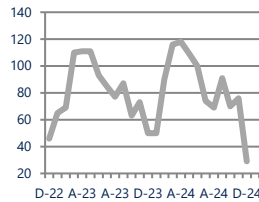
25



**Down -38%**  
Vs. Year Ago

## Current Contracts

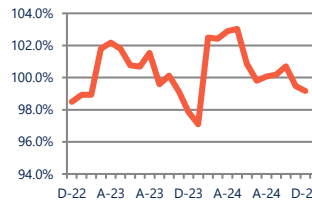
29



**Down -42%**  
Vs. Year Ago

## Sold Vs. List Price

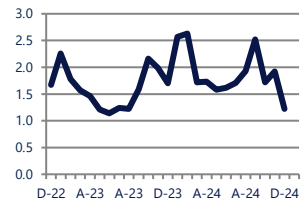
99.2%



**Up 1.3%**  
Vs. Year Ago

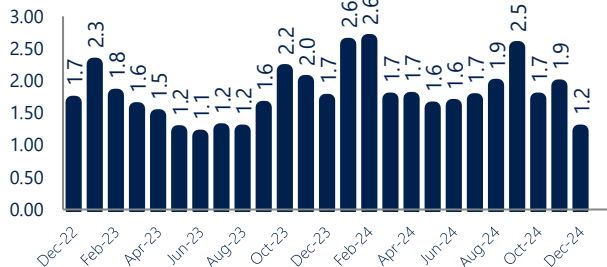
## Months of Supply

1.2



**Down -28%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

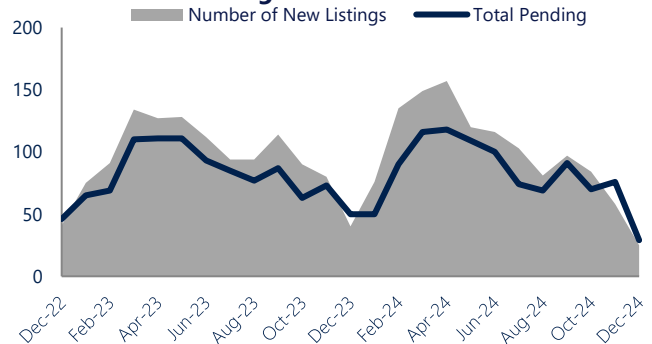
In December, there was 1.2 months of supply available in Bethesda and Cabin John, compared to 1.7 in December 2023. That is a decrease of 28% versus a year ago.

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.

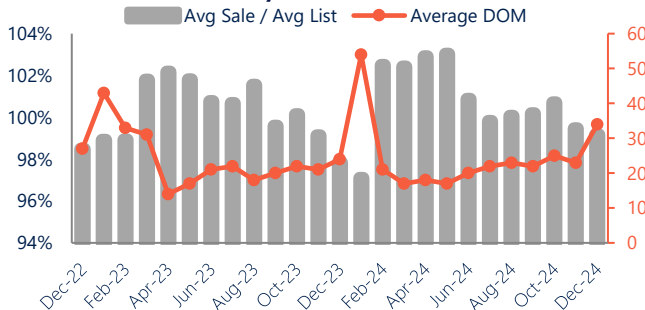
## New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Bethesda and Cabin John compared to 40 in December 2023, a decrease of 38%. There were 29 current contracts pending sale this December compared to 50 a year ago. The number of current contracts is 42% 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 Bethesda and Cabin John 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 34, higher than the average last year, which was 24, an increase of 42%.

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