

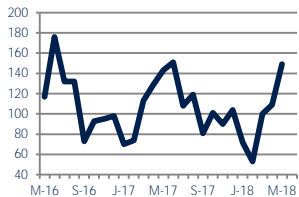
Focus On: Bethesda and Cabin John Housing Market

May 2018

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

Units Sold

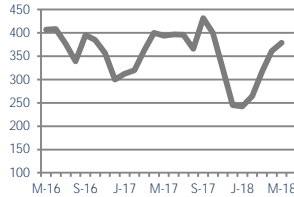
149



Up 4%
Vs. Year Ago

Active Inventory

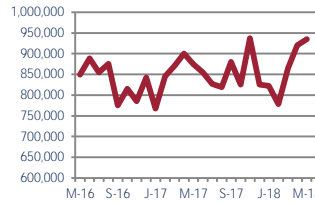
379



Down -4%
Vs. Year Ago

Median Sale Price

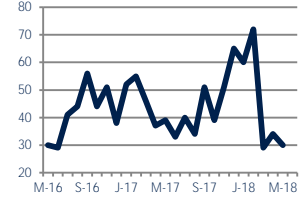
\$935,000



Up 7%
Vs. Year Ago

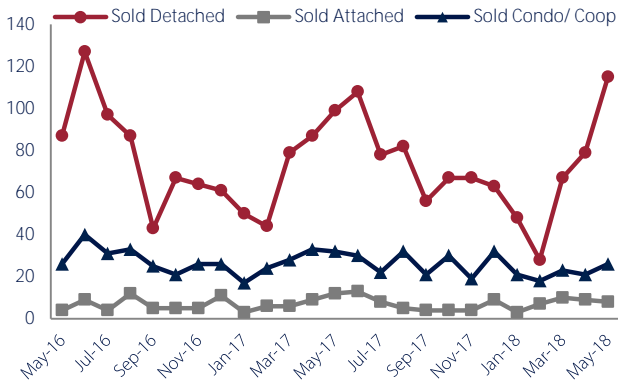
Days On Market

30



Down -23%
Vs. Year Ago

Units Sold*



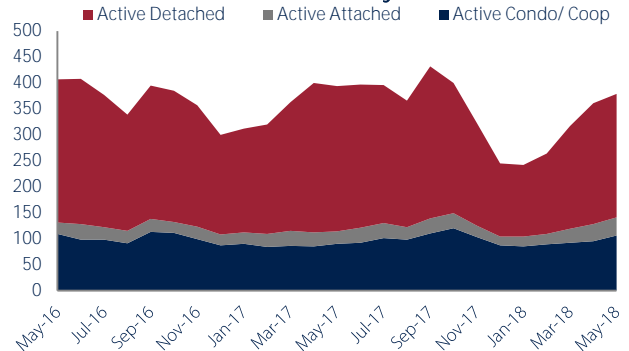
Units Sold

There was an increase in total units sold in May, with 149 sold this month in Bethesda and Cabin John. This month's total units sold was higher than at this time last year.

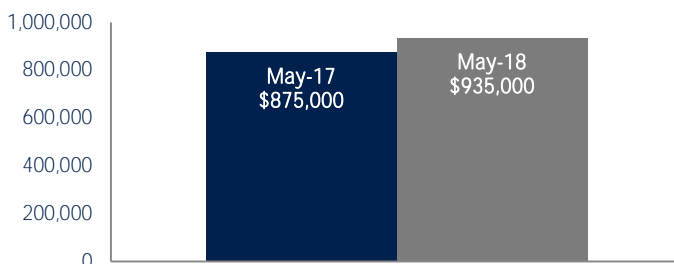
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 4%. The total number of active inventory this May was 379 compared to 394 in May 2017. This month's total of 379 is higher than the previous month's total supply of available inventory of 361, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bethesda and Cabin John Homes was \$875,000. This May, the median sale price was \$935,000, an increase of 7% or \$60,000 compared to last year. The current median sold price is 2% higher 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.

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 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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INTERNATIONAL REAL ESTATE



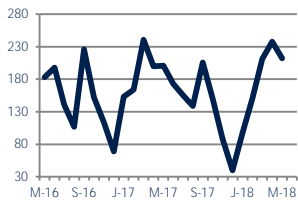
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May 2018

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

New Listings

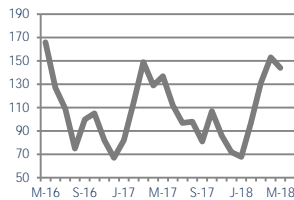
212



Up 5%
Vs. Year Ago

Current Contracts

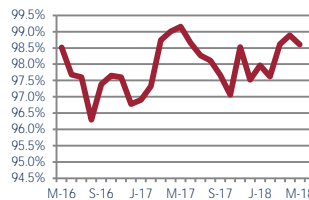
144



Up 5%
Vs. Year Ago

Sold Vs. List Price

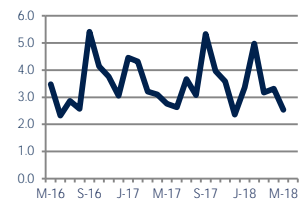
98.6%



Down -0.6%
Vs. Year Ago

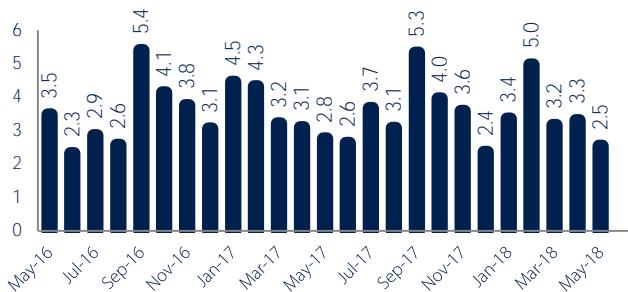
Months of Supply

2.5



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

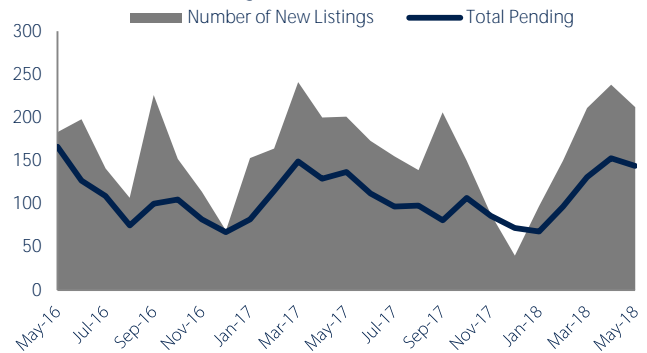
In May, there was 2.5 months of supply available in Bethesda and Cabin John, compared to 2.8 in May 2017. That is a decrease of 8% versus a year ago.

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.

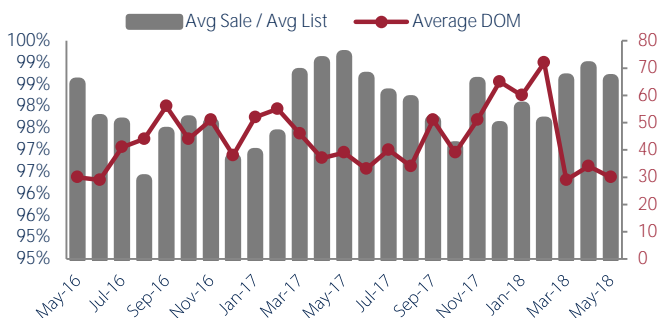
New Listings & Current Contracts

This month there were 212 homes newly listed for sale in Bethesda and Cabin John compared to 201 in May 2017, an increase of 5%. There were 144 current contracts pending sale this May compared to 137 a year ago. The number of current contracts is 5% 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 Bethesda and Cabin John was 98.6% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 39, a decrease of 23%.



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