

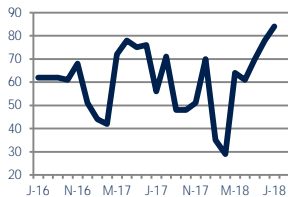
## Focus On: Kensington and North Bethesda Housing Market

July 2018

Zip Code(s): 20895 and 20814

### Units Sold

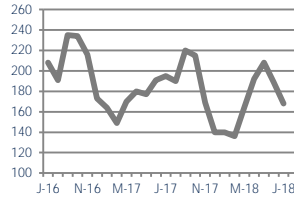
84



Up  
Vs. Year Ago

### Active Inventory

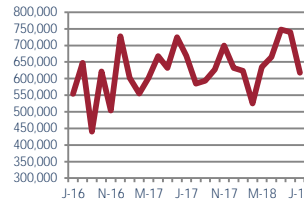
168



Down -14%  
Vs. Year Ago

### Median Sale Price

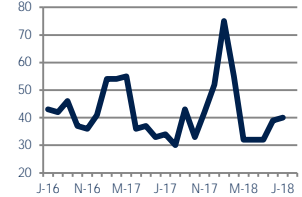
\$617,500



Down -8%  
Vs. Year Ago

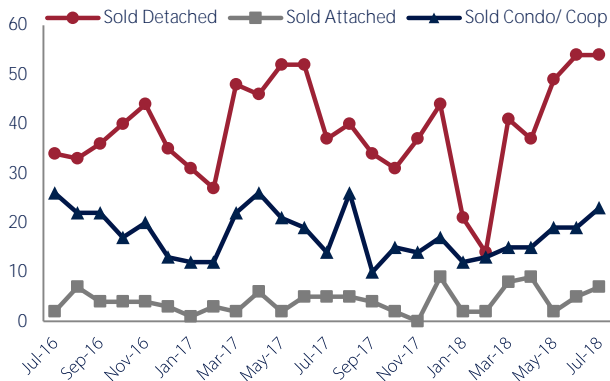
### Days On Market

40



Up 18%  
Vs. Year Ago

### Units Sold\*



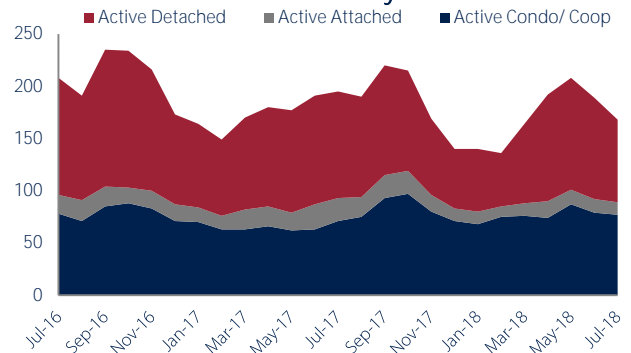
### Units Sold

There was an increase in total units sold in July, with 84 sold this month in Kensington and North Bethesda. This month's total units sold was higher than at this time last year.

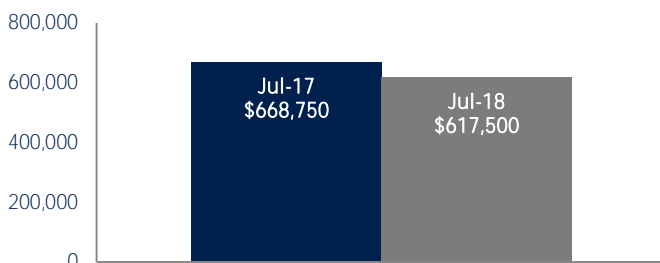
### Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 14%. The total number of active inventory this July was 168 compared to 195 in July 2017. This month's total of 168 is lower than the previous month's total supply of available inventory of 189, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Kensington and North Bethesda Homes was \$668,750. This July, the median sale price was \$617,500, a decrease of 8% or \$51,250 compared to last year. The current median sold price is 17% 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.

Kensington and North Bethesda are defined as properties listed in zip code/s 20895 and 20814.

\*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



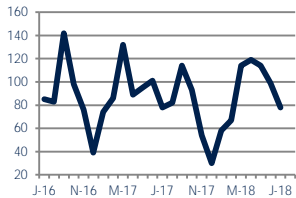
# Focus On: Kensington and North Bethesda Housing Market

July 2018

Zip Code(s): 20895 and 20814

## New Listings

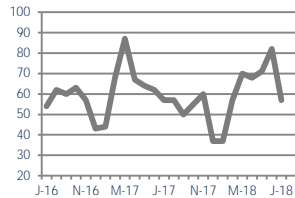
78



No Change  
Vs. Year Ago

## Current Contracts

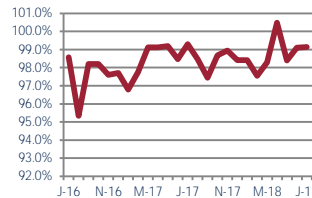
57



No Change  
Vs. Year Ago

## Sold Vs. List Price

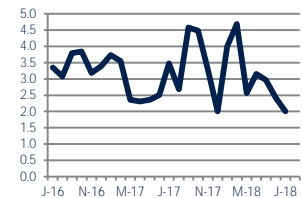
99.1%



No Change  
Vs. Year Ago

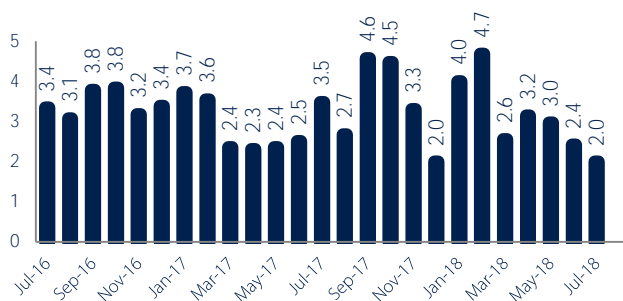
## Months of Supply

2.0



Down -43%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

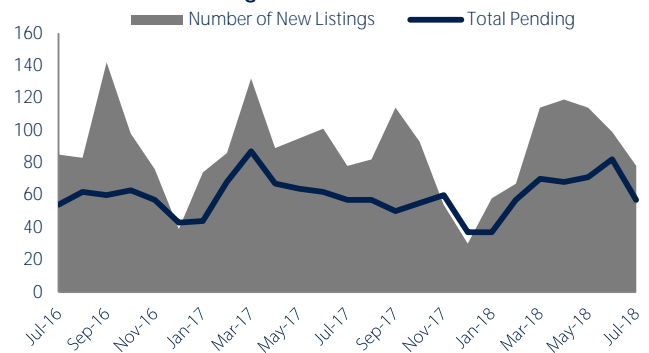
In July, there was 2.0 months of supply available in Kensington and North Bethesda, compared to 3.5 in July 2017. That is a decrease of 43% versus a year ago.

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.

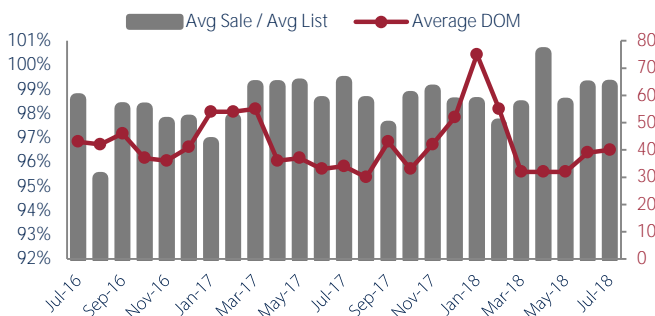
## New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Kensington and North Bethesda, which is similar to the amount in July 2017. There were 57 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 30% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Kensington and North Bethesda was 99.1% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 34, an increase of 18%.



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