



# The Long & Foster Market Minute™

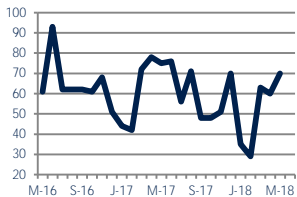
Focus On: Kensington and North Bethesda Housing Market

May 2018

Zip Code(s): 20895 and 20814

## Units Sold

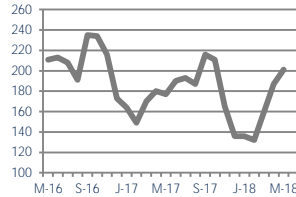
70



Down -7%  
Vs. Year Ago

## Active Inventory

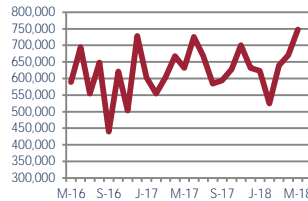
201



Up 14%  
Vs. Year Ago

## Median Sale Price

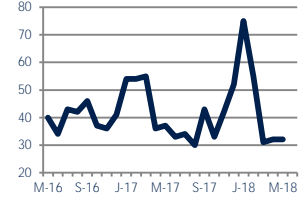
\$747,500



Up 18%  
Vs. Year Ago

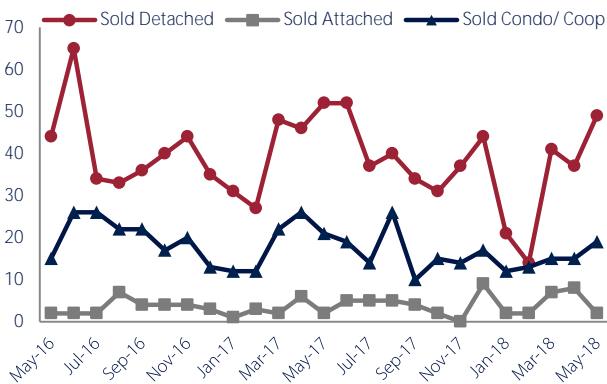
## Days On Market

32



Down -14%  
Vs. Year Ago

## Units Sold\*



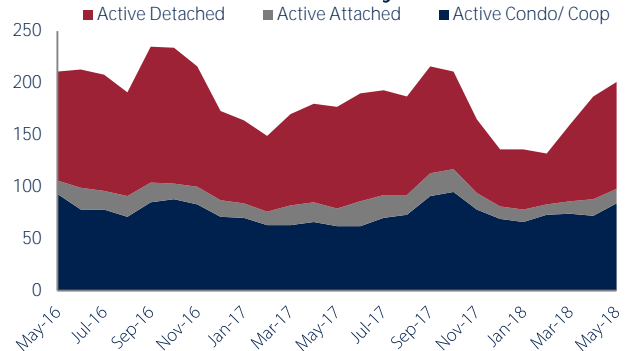
## Units Sold

There was an increase in total units sold in May, with 70 sold this month in Kensington and North Bethesda versus 60 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2017.

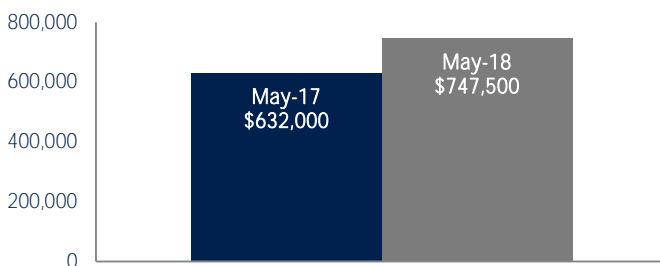
## Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 14%. The total number of active inventory this May was 201 compared to 177 in May 2017. This month's total of 201 is higher than the previous month's total supply of available inventory of 187, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Kensington and North Bethesda Homes was \$632,000. This May, the median sale price was \$747,500, an increase of 18% or \$115,500 compared to last year. The current median sold price is 11% 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.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



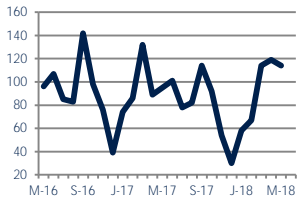
## Focus On: Kensington and North Bethesda Housing Market

May 2018

Zip Code(s): 20895 and 20814

### New Listings

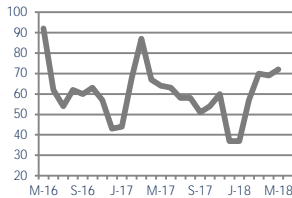
114



Up 20%  
Vs. Year Ago

### Current Contracts

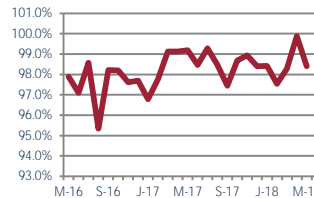
72



Up 13%  
Vs. Year Ago

### Sold Vs. List Price

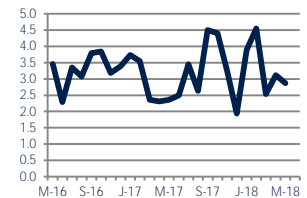
98.4%



Down -0.8%  
Vs. Year Ago

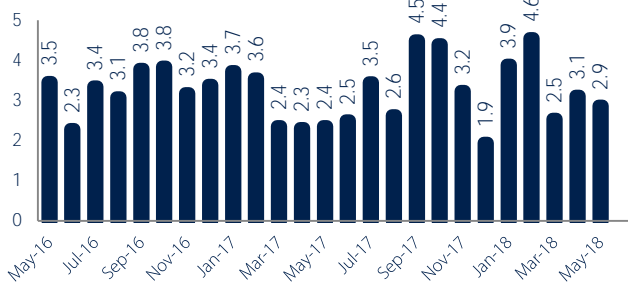
### Months of Supply

2.9



Up 22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

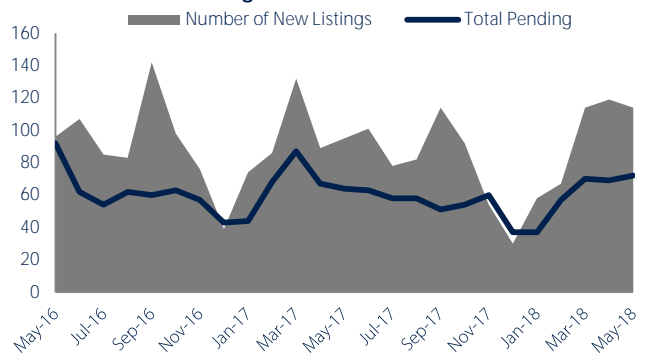
In May, there was 2.9 months of supply available in Kensington and North Bethesda, compared to 2.4 in May 2017. That is an increase of 22% versus a year ago.

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.

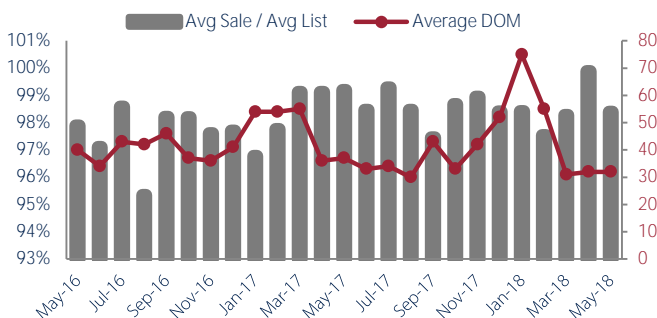
### New Listings & Current Contracts

This month there were 114 homes newly listed for sale in Kensington and North Bethesda compared to 95 in May 2017, an increase of 20%. There were 72 current contracts pending sale this May compared to 64 a year ago. The number of current contracts is 13% 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 Kensington and North Bethesda was 98.4% of the average list price, which is 0.8% lower 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 37, a decrease of 14%.



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.

