



# The Long & Foster Market Minute™

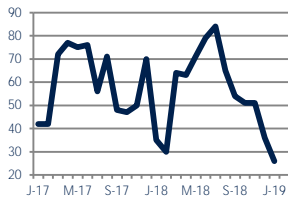
Focus On: Kensington and North Bethesda Housing Market

January 2019

Zip Code(s): 20895 and 20814

## Units Sold

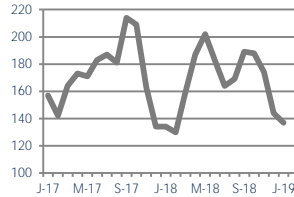
26



Down -26%  
Vs. Year Ago

## Active Inventory

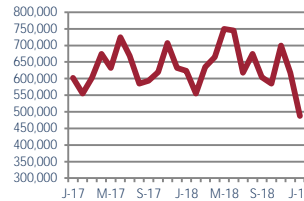
137



Up 2%  
Vs. Year Ago

## Median Sale Price

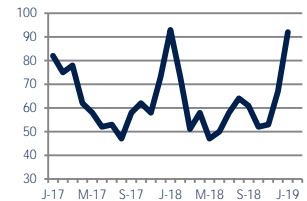
\$487,500



Down -22%  
Vs. Year Ago

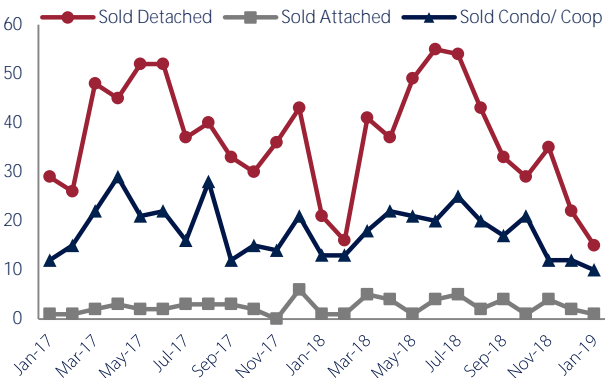
## Days On Market

92



Down -1%  
Vs. Year Ago

## Units Sold\*



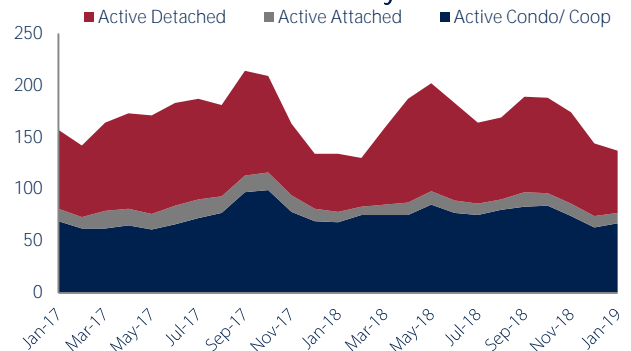
## Units Sold

There was a decrease in total units sold in January, with 26 sold this month in Kensington and North Bethesda versus 36 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 26% versus January 2018.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 2%. The total number of active inventory this January was 137 compared to 134 in January 2018. This month's total of 137 is lower than the previous month's total supply of available inventory of 144, a decrease of 5%.

## Active Inventory\*

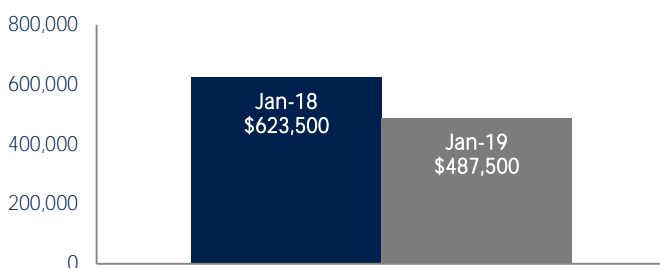


## Median Sale Price

Last January, the median sale price for Kensington and North Bethesda Homes was \$623,500. This January, the median sale price was \$487,500, a decrease of 22% or \$136,000 compared to last year. The current median sold price is 21% lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

## Median Sale Price



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 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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



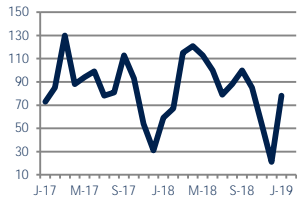
## Focus On: Kensington and North Bethesda Housing Market

January 2019

Zip Code(s): 20895 and 20814

### New Listings

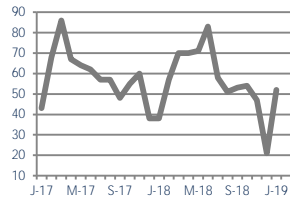
78



Up 32%  
Vs. Year Ago

### Current Contracts

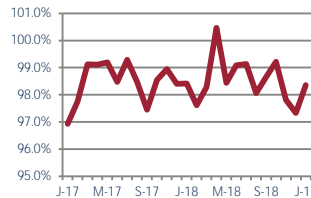
52



Up 37%  
Vs. Year Ago

### Sold Vs. List Price

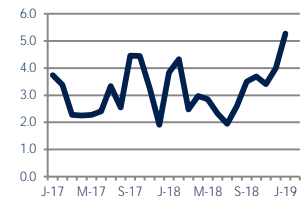
98.4%



No Change  
Vs. Year Ago

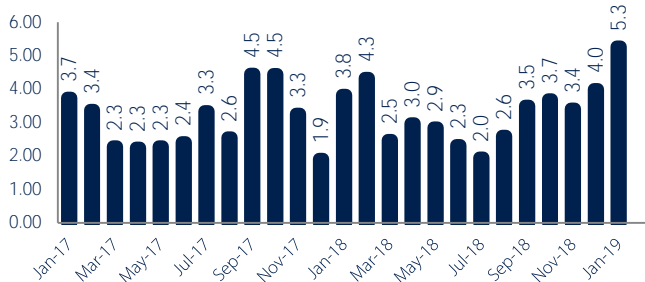
### Months of Supply

5.3



Up 38%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

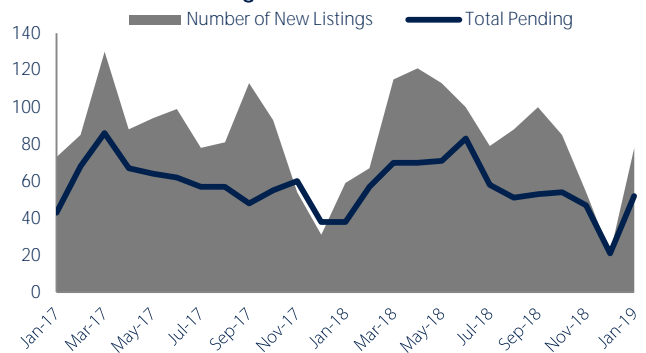
This month there were 78 homes newly listed for sale in Kensington and North Bethesda compared to 59 in January 2018, an increase of 32%. There were 52 current contracts pending sale this January compared to 38 a year ago. The number of current contracts is 37% higher than last January.

### Months of Supply

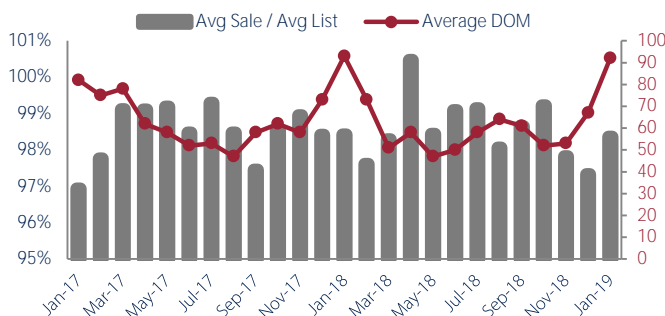
In January, there was 5.3 months of supply available in Kensington and North Bethesda, compared to 3.8 in January 2018. That is an increase of 38% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Kensington and North Bethesda was 98.4% 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 92, lower than the average last year, which was 93, a decrease of 1%.



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 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.

