



# The Long & Foster® Market Minute™



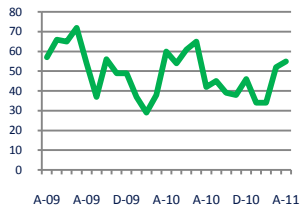
## Focus On: Kensington and North Bethesda Housing Market

April 2011

Zip Code(s): 20895 and 20814

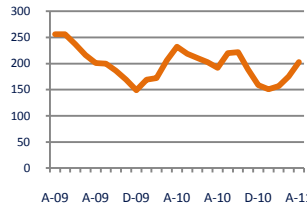
### Units Sold

55



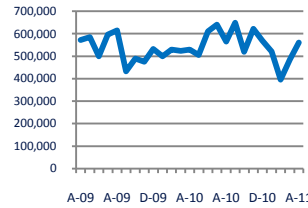
### Active Inventory

203



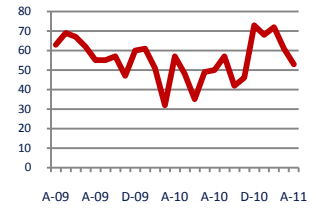
### Median Sale Price

\$560,000



### Days On Market

53



**Down - 8%**

Vs. Year Ago

**Down - 13%**

Vs. Year Ago

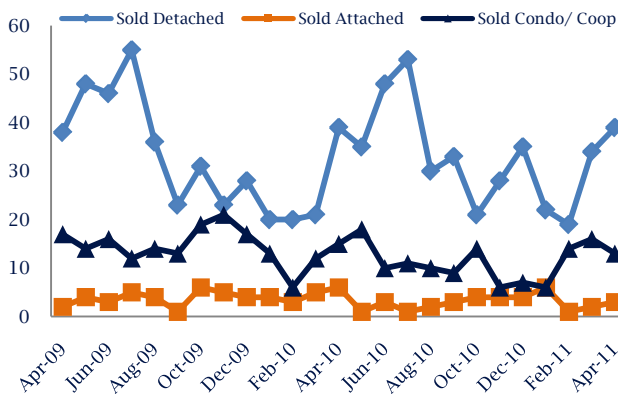
**Up**

Vs. Year Ago

**Down - 7%**

Vs. Year Ago

### Units Sold\*



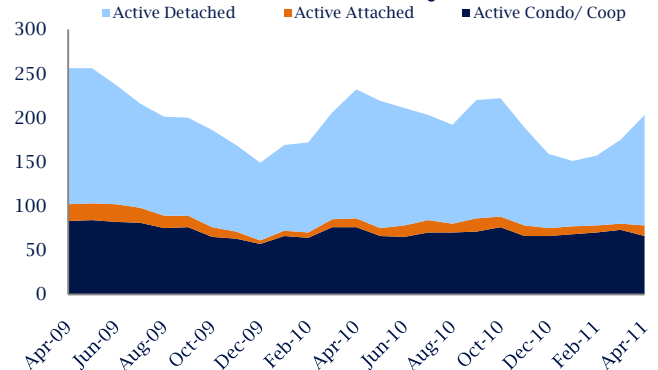
### Units Sold

There was an increase in total units sold in April, with 55 sold this month in Kensington and North Bethesda versus 52 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2010.

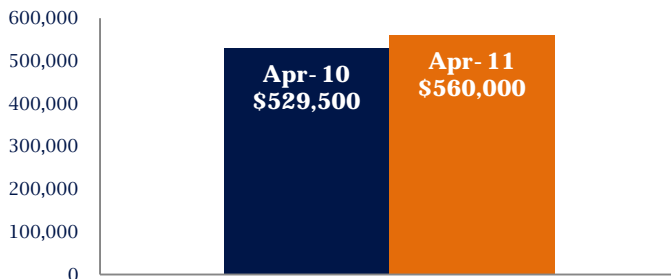
### Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 13%. The total number of active inventory this April was 203 compared to 232 in April 2010. This month's total of 203 is higher than the previous month's total supply of available inventory of 175, an increase of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Kensington and North Bethesda Homes was \$529,500. This April, the median sale price was \$560,000, an increase of \$30,500 compared to last year. The current median sold price is higher than in March.

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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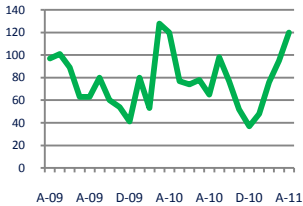
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April 2011

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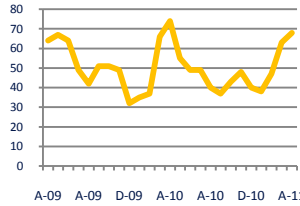
### New Listings

120



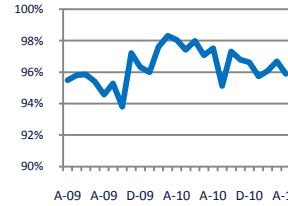
### Current Contracts

68



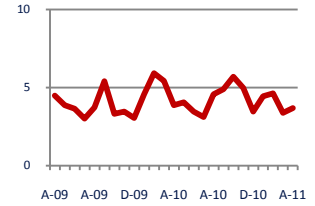
### Sold Vs. List Price

95.9%



### Months of Supply

3.7



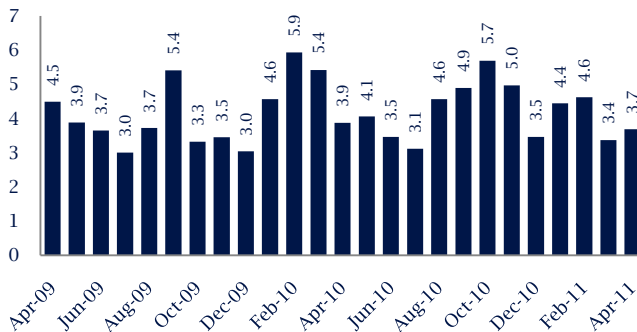
No Change  
Vs. Year Ago

Down - 8%  
Vs. Year Ago

Down - 2.2%  
Vs. Year Ago

Down - 5%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

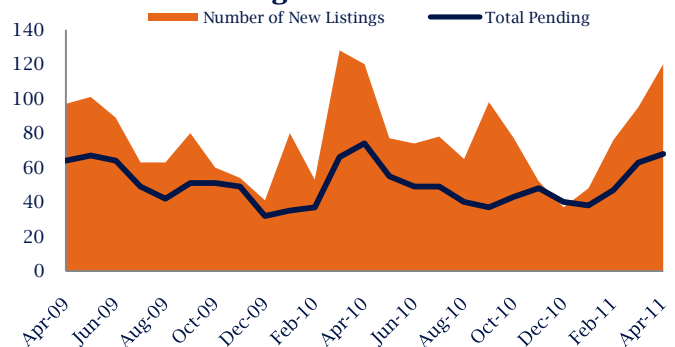
In April, there was 3.7 months of supply available in Kensington and North Bethesda, compared to 3.9 in April 2010. That is a decrease of 5% versus a year ago.

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.

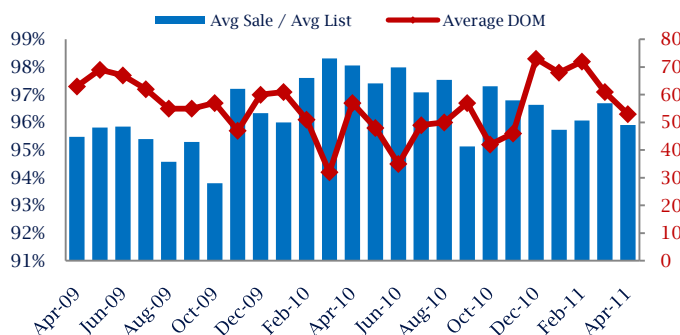
### New Listings & Current Contracts

This month there were 120 homes newly listed for sale in Kensington and North Bethesda, which is similar to the amount in April 2010. There were 68 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 8% lower than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Kensington and North Bethesda was 95.9% of the average list price, which is 2.2% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 53, lower than the average last year, which was 57, a decrease of 7%.

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