



The Long & Foster® Market Minute™



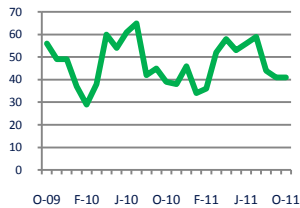
Focus On: Kensington and North Bethesda Housing Market

October 2011

Zip Code(s): 20895 and 20814

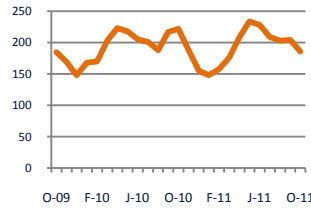
Units Sold

41



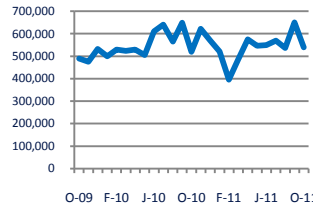
Active Inventory

186



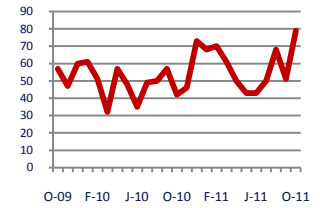
Median Sale Price

\$538,799



Days On Market

79



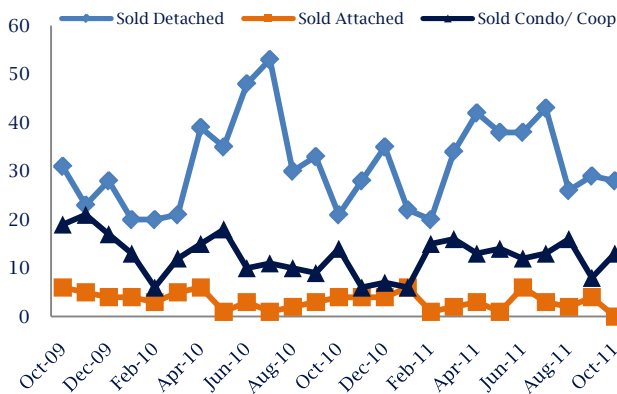
Up 5%
Vs. Year Ago

Down -16%
Vs. Year Ago

Up 4%
Vs. Year Ago

Up 88%
Vs. Year Ago

Units Sold*



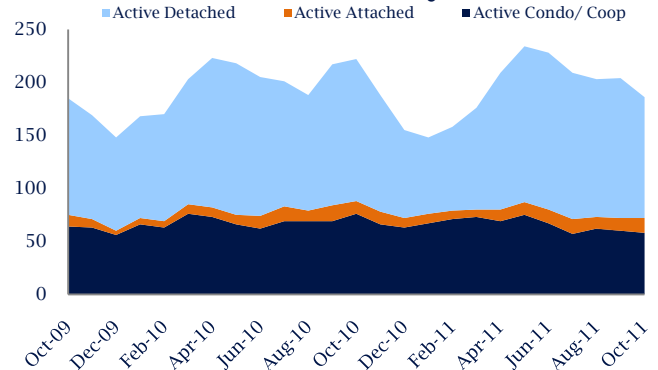
Units Sold

The number of units sold remained stable in October, with 41 sold this month in Kensington and North Bethesda. This month's total units sold was higher than at this time last year, an increase of 5% versus October 2010.

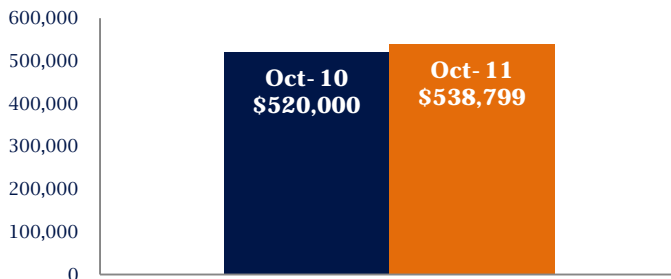
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 16%. The total number of active inventory this October was 186 compared to 222 in October 2010. This month's total of 186 is lower than the previous month's total supply of available inventory of 204, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Kensington and North Bethesda Homes was \$520,000. This October, the median sale price was \$538,799, an increase of 4% or \$18,799 compared to last year. The current median sold price is 17% lower than in September.

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.





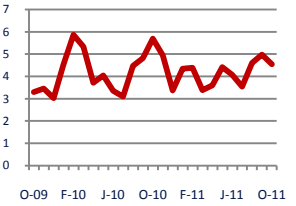
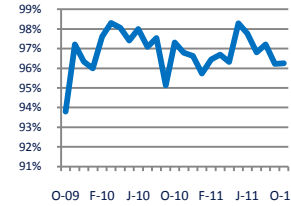
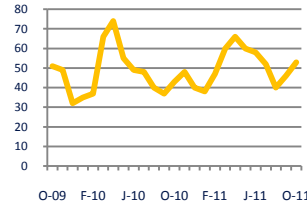
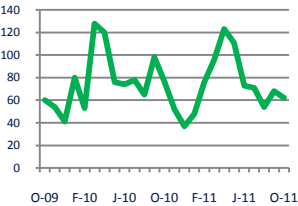
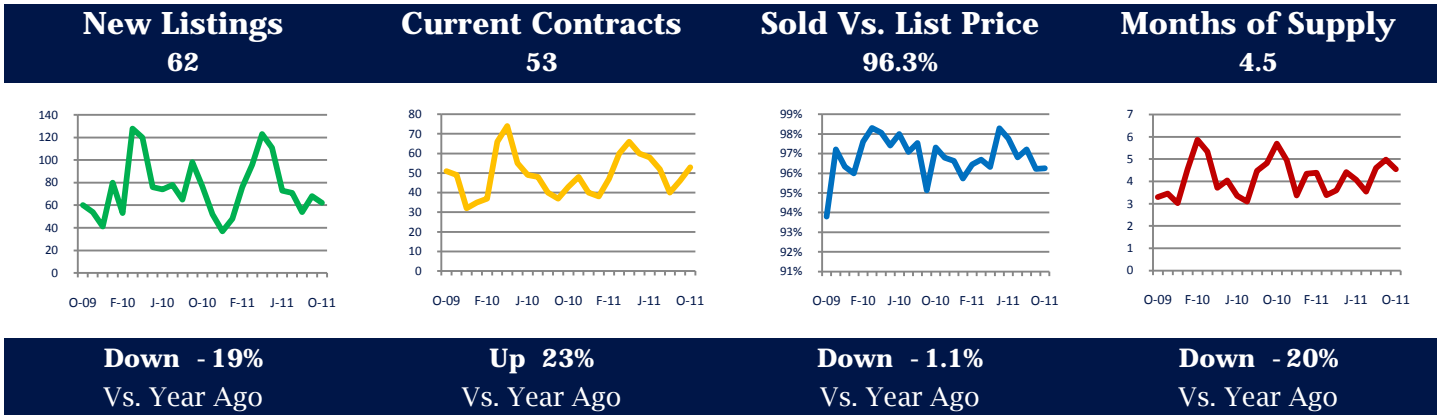
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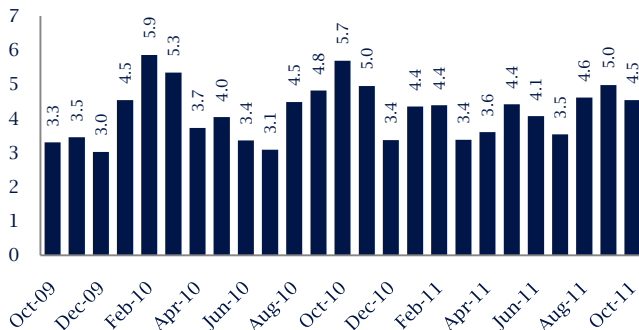
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Months Of Supply



Months of Supply

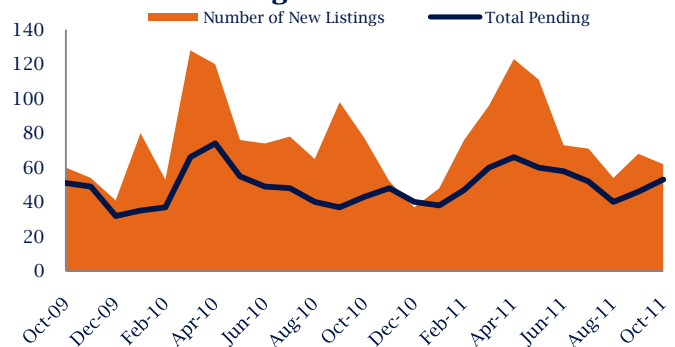
In October, there was 4.5 months of supply available in Kensington and North Bethesda, compared to 5.7 in October 2010. That is a decrease of 20% versus a year ago.

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.

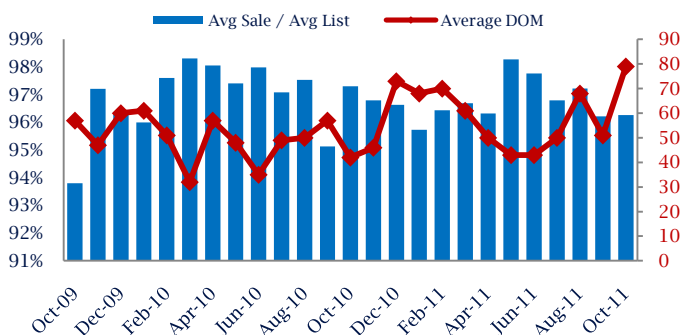
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Kensington and North Bethesda compared to 77 in October 2010, a decrease of 19%. There were 53 current contracts pending sale this October compared to 43 a year ago. The number of current contracts is 23% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Kensington and North Bethesda was 96.3% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 79, higher than the average last year, which was 42, an increase of 88%.

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