



The Long & Foster® Market Minute™



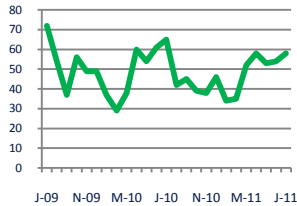
Focus On: Kensington and North Bethesda Housing Market

July 2011

Zip Code(s): 20895 and 20814

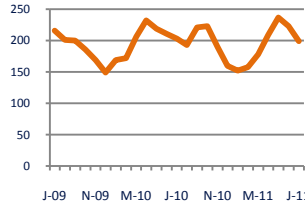
Units Sold

58



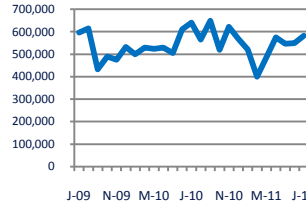
Active Inventory

199



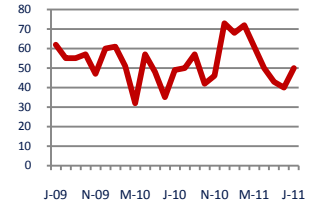
Median Sale Price

\$582,450



Days On Market

50



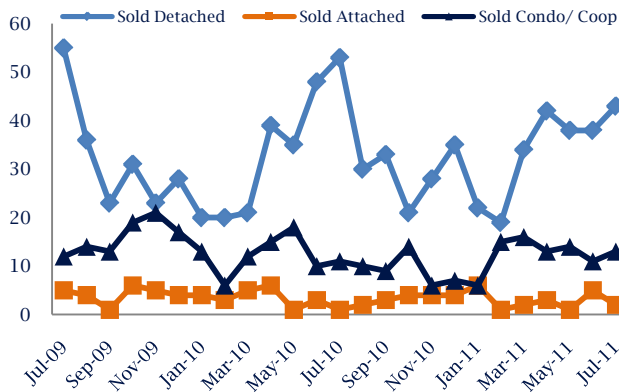
Down - 11%
Vs. Year Ago

Down - 2%
Vs. Year Ago

Down - 9%
Vs. Year Ago

Up 2%
Vs. Year Ago

Units Sold*



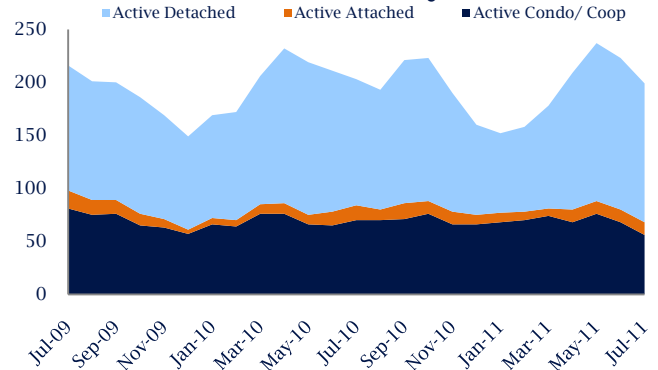
Units Sold

There was an increase in total units sold in July, with 58 sold this month in Kensington and North Bethesda versus 54 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2010.

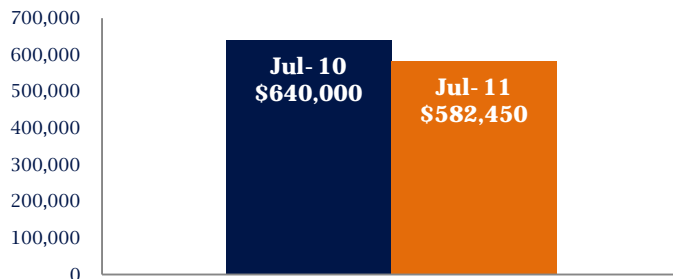
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this July was 199 compared to 203 in July 2010. This month's total of 199 is lower than the previous month's total supply of available inventory of 223, 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 \$640,000. This July, the median sale price was \$582,450, a decrease of 9% or \$57,550 compared to last year. The current median sold price is 6% higher 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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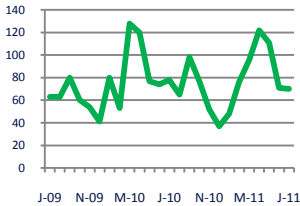
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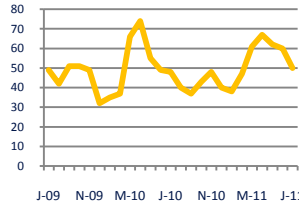
New Listings

70



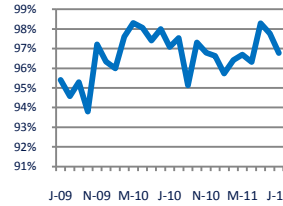
Current Contracts

50



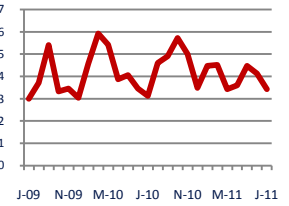
Sold Vs. List Price

96.8%



Months of Supply

3.4



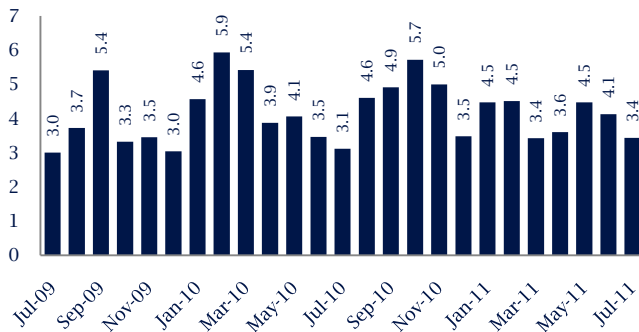
Down - 10%
Vs. Year Ago

Up 4%
Vs. Year Ago

No Change
Vs. Year Ago

Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

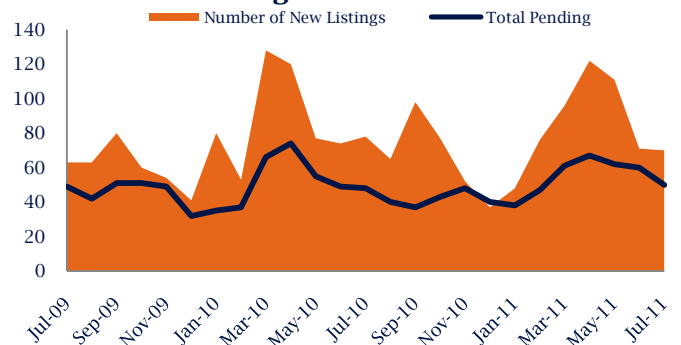
In July, there was 3.4 months of supply available in Kensington and North Bethesda, compared to 3.1 in July 2010. That is an increase of 10% versus a year ago.

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.

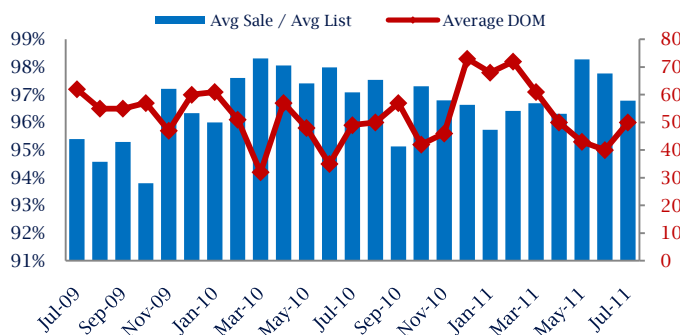
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Kensington and North Bethesda compared to 78 in July 2010, a decrease of 10%. There were 50 current contracts pending sale this July compared to 48 a year ago. The number of current contracts is 4% higher 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 96.8% 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 50, higher than the average last year, which was 49, an increase of 2%.

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