



# The Long & Foster® Market Minute™



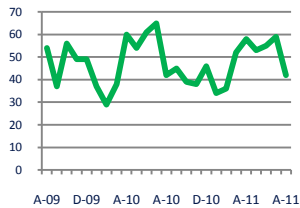
## Focus On: Kensington and North Bethesda Housing Market

August 2011

Zip Code(s): 20895 and 20814

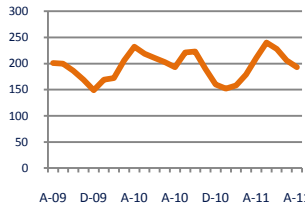
### Units Sold

42



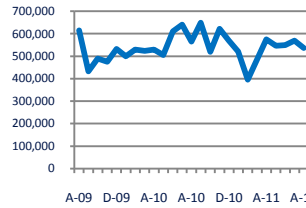
### Active Inventory

193



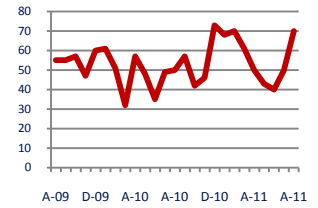
### Median Sale Price

\$536,000



### Days On Market

70



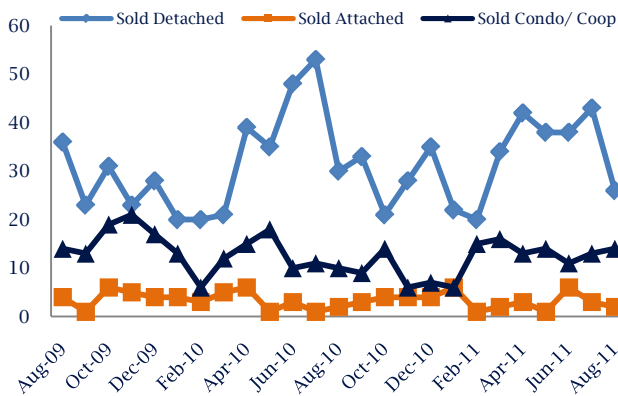
No Change  
Vs. Year Ago

No Change  
Vs. Year Ago

Down -5%  
Vs. Year Ago

Up 40%  
Vs. Year Ago

### Units Sold\*



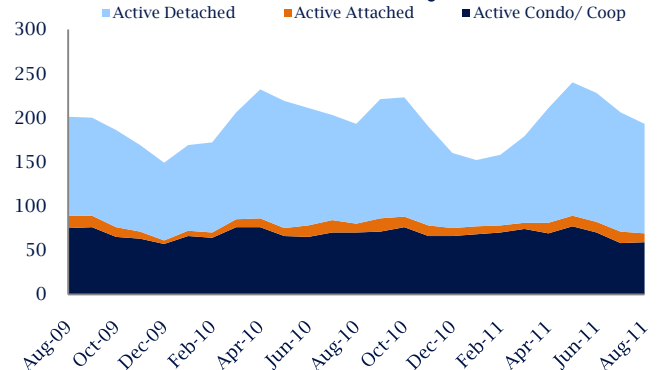
### Units Sold

There was a decrease in total units sold in August, with 42 sold this month in Kensington and North Bethesda, a decrease of 29%. This month's total units sold is similar compared to a year ago.

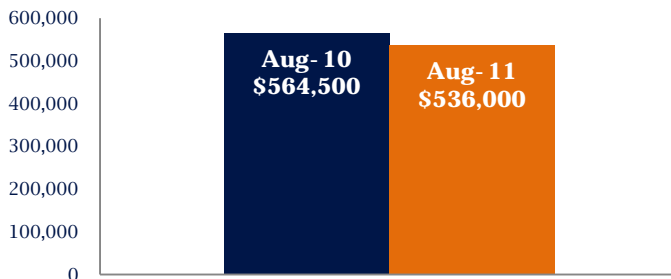
### Active Inventory

The total number of homes available this month is 193 units, which is similar compared to a year ago. This month's total of 193 is lower than the previous month's total supply of available inventory of 206, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Kensington and North Bethesda Homes was \$564,500. This August, the median sale price was \$536,000, a decrease of 5% or \$28,500 compared to last year. The current median sold price is 6% lower than in July.

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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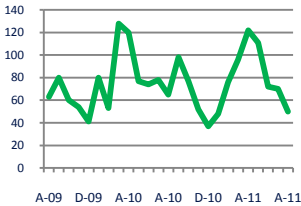
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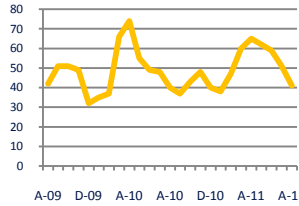
### New Listings

50



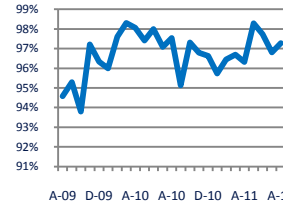
### Current Contracts

41



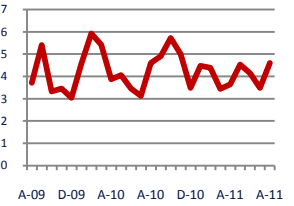
### Sold Vs. List Price

97.3%



### Months of Supply

4.6



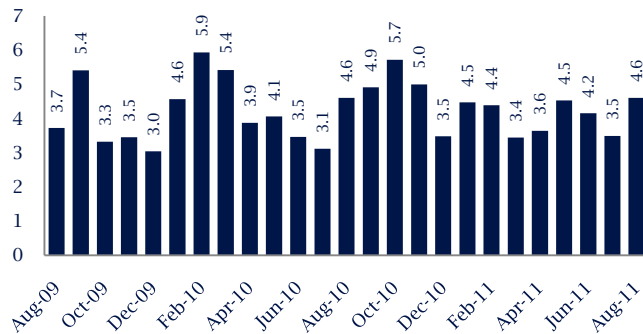
**Down -23%**  
Vs. Year Ago

**Up 2%**  
Vs. Year Ago

**No Change**  
Vs. Year Ago

**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

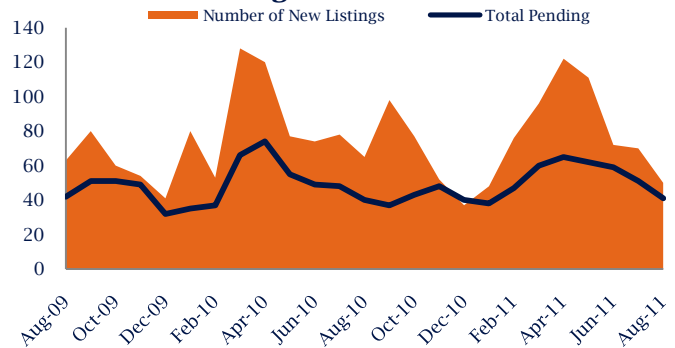
In August, there was 4.6 months of supply available in Kensington and North Bethesda. The amount of supply is similar compared to a year ago.

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.

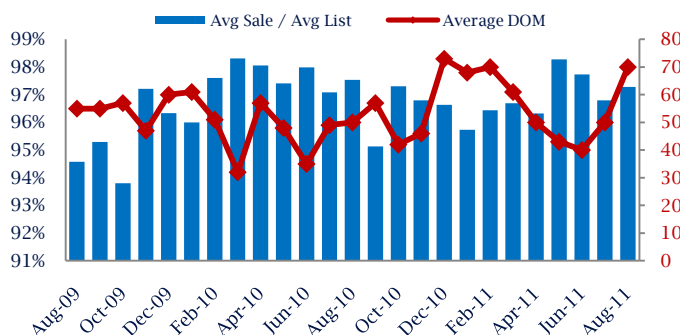
### New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Kensington and North Bethesda compared to 65 in August 2010, a decrease of 23%. There were 41 current contracts pending sale this August compared to 40 a year ago. The number of current contracts is 3% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Kensington and North Bethesda was 97.3% 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 70, higher than the average last year, which was 50, an increase of 40%.

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