



# The Long & Foster® Market Minute™



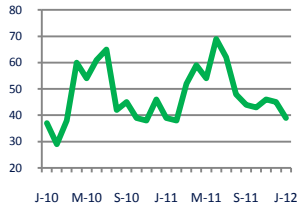
## Focus On: Kensington and North Bethesda Housing Market

January 2012

Zip Code(s): 20895 and 20814

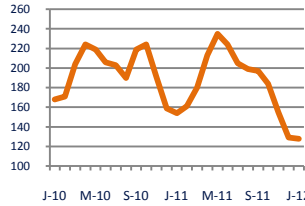
### Units Sold

39



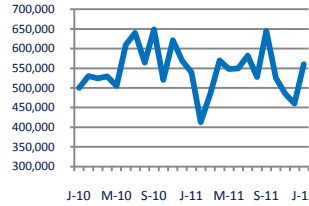
### Active Inventory

128



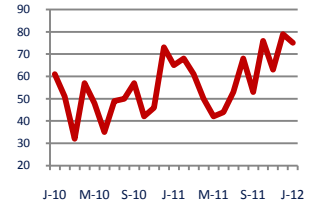
### Median Sale Price

\$560,000



### Days On Market

75



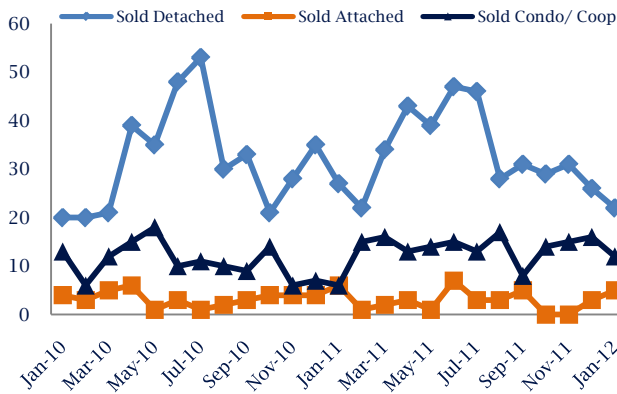
No Change  
Vs. Year Ago

Down - 17%  
Vs. Year Ago

Up 4%  
Vs. Year Ago

Up 15%  
Vs. Year Ago

### Units Sold\*



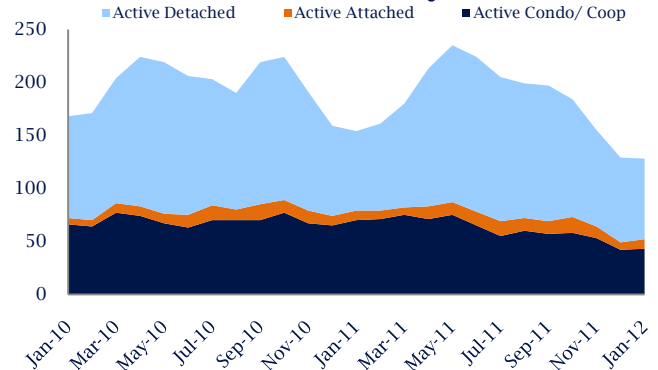
### Units Sold

There was a decrease in total units sold in January, with 39 sold this month in Kensington and North Bethesda, a decrease of 13%. This month's total units sold is similar compared to a year ago.

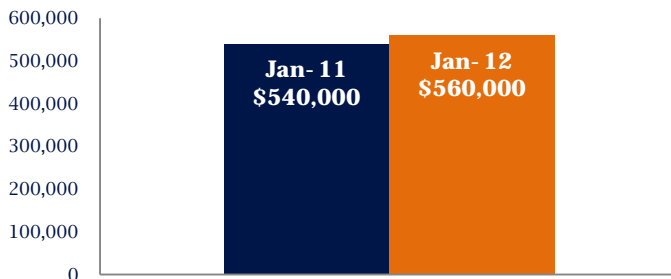
### Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 17%. The total number of active inventory this January was 128 compared to 154 in January 2011. This month's total of 128 is lower than the previous month's total supply of available inventory of 129, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Kensington and North Bethesda Homes was \$540,000. This January, the median sale price was \$560,000, an increase of 4% or \$20,000 compared to last year. The current median sold price is 22% higher 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.

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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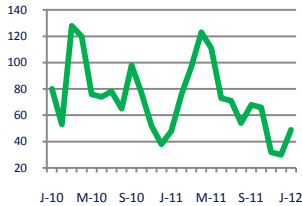
## Focus On: Kensington and North Bethesda Housing Market

January 2012

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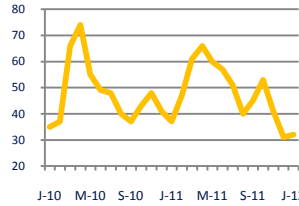
### New Listings

49



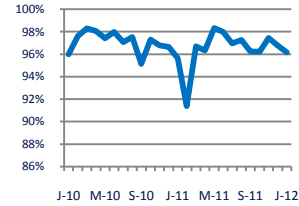
### Current Contracts

32



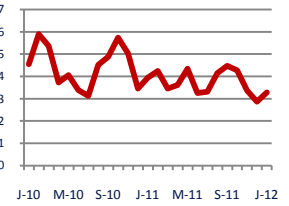
### Sold Vs. List Price

96.2%



### Months of Supply

3.3



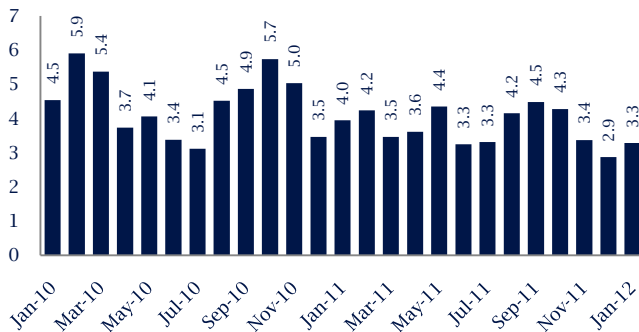
**Up 2%**  
Vs. Year Ago

**Down -14%**  
Vs. Year Ago

**Up 0.5%**  
Vs. Year Ago

**Down -17%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

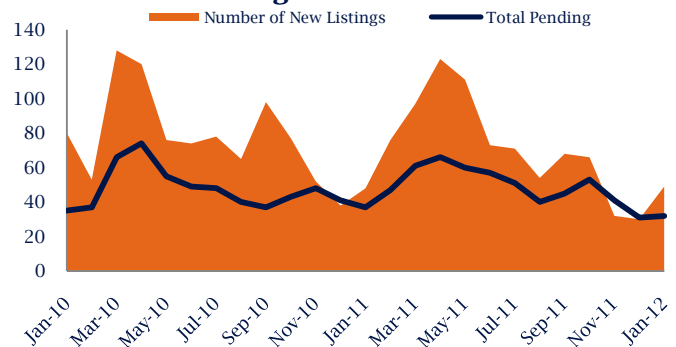
In January, there was 3.3 months of supply available in Kensington and North Bethesda, compared to 3.9 in January 2011. That is a decrease of 17% versus a year ago.

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.

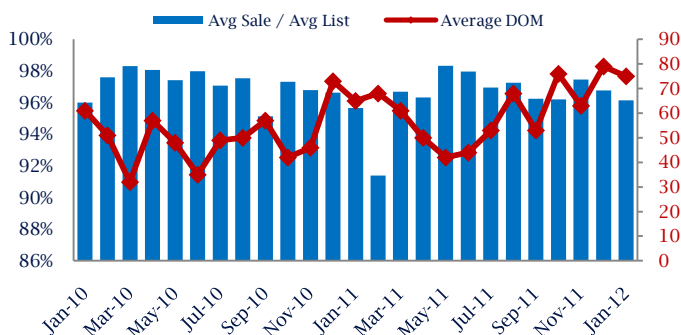
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Kensington and North Bethesda compared to 48 in January 2011, an increase of 2%. There were 32 current contracts pending sale this January compared to 37 a year ago. The number of current contracts is 14% lower than last January.

### 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 96.2% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 75, higher than the average last year, which was 65, an increase of 15%.

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