



The Long & Foster® Market Minute™



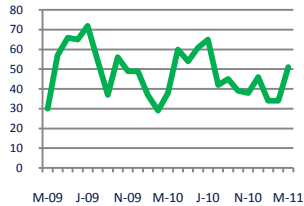
Focus On: Kensington and North Bethesda Housing Market

March 2011

Zip Code(s): 20895 and 20814

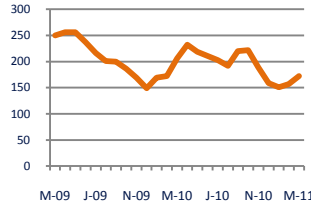
Units Sold

51



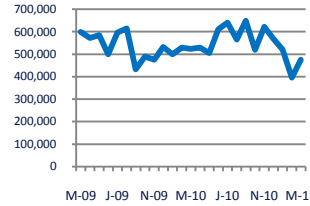
Active Inventory

172



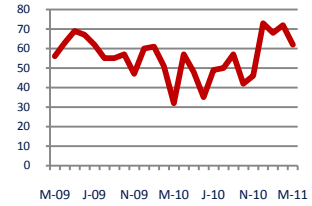
Median Sale Price

\$475,000



Days On Market

62



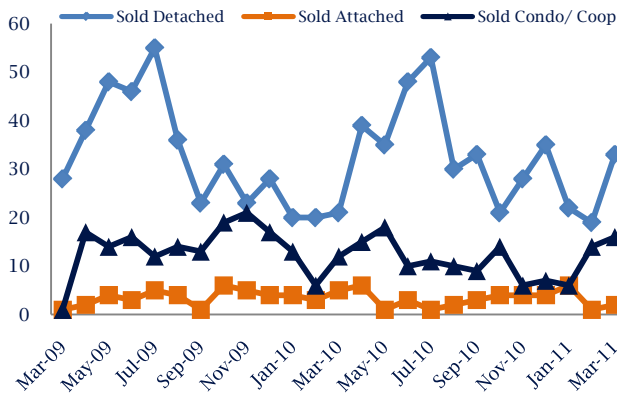
Up
Vs. Year Ago

Down - 17%
Vs. Year Ago

Down
Vs. Year Ago

Up 94%
Vs. Year Ago

Units Sold*



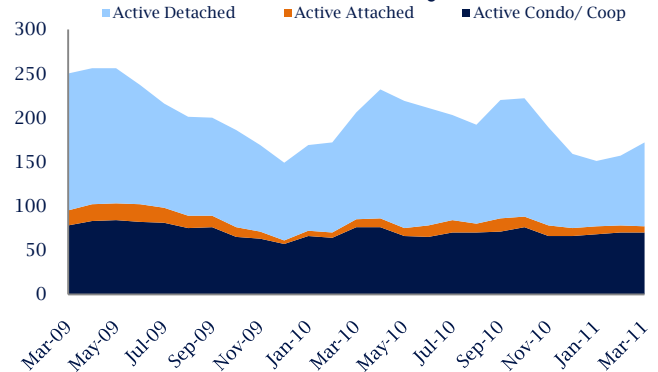
Units Sold

There was an increase in total units sold in March, with 51 sold this month in Kensington and North Bethesda. This month's total units sold was higher than at this time last year.

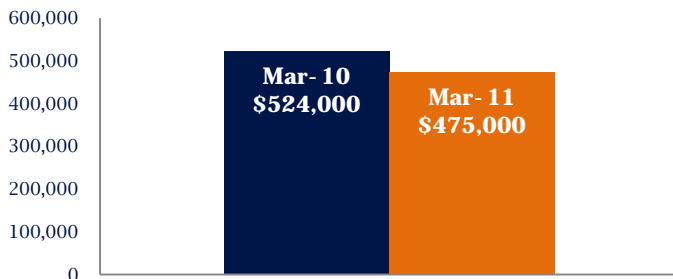
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 17%. The total number of active inventory this March was 172 compared to 206 in March 2010. This month's total of 172 is higher than the previous month's total supply of available inventory of 157, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Kensington and North Bethesda Homes was \$524,000. This March, the median sale price was \$475,000, a decrease of \$49,000 compared to last year. The current median sold price is higher than in February.

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.





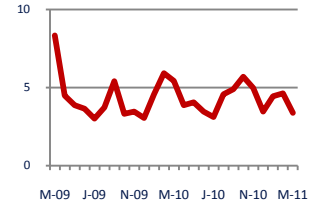
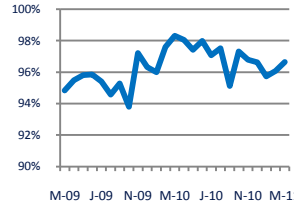
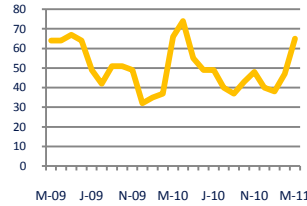
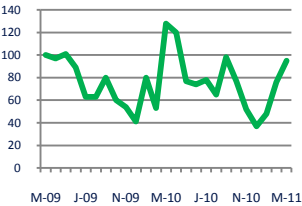
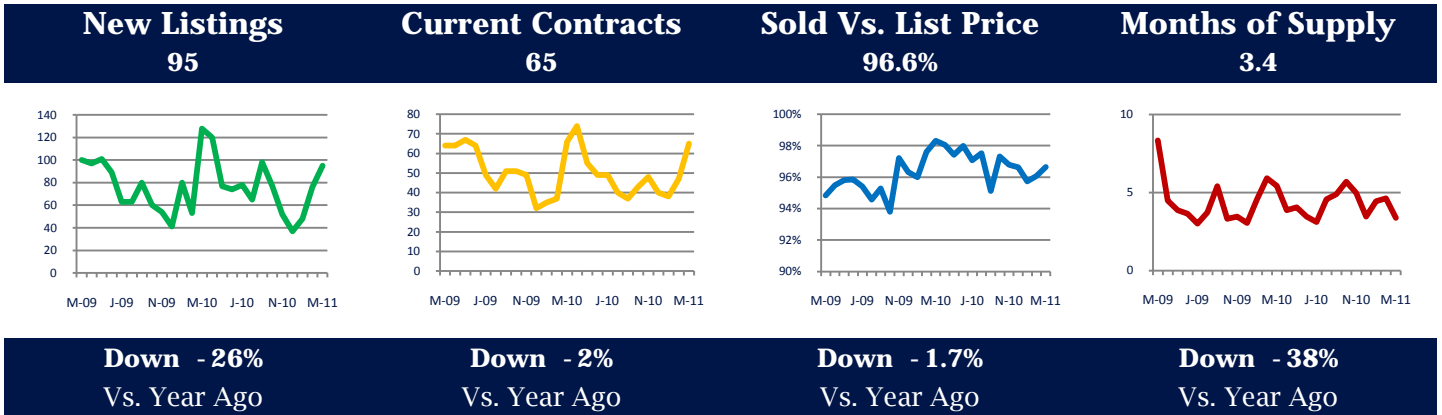
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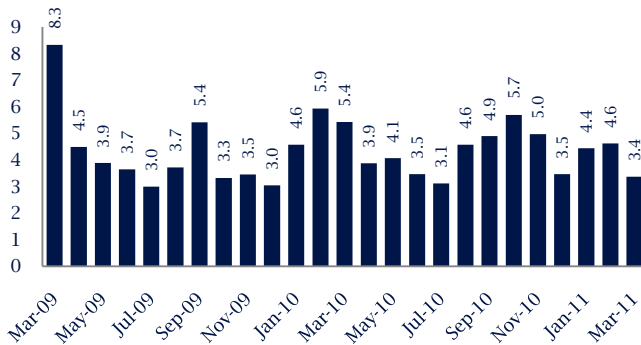
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Months Of Supply



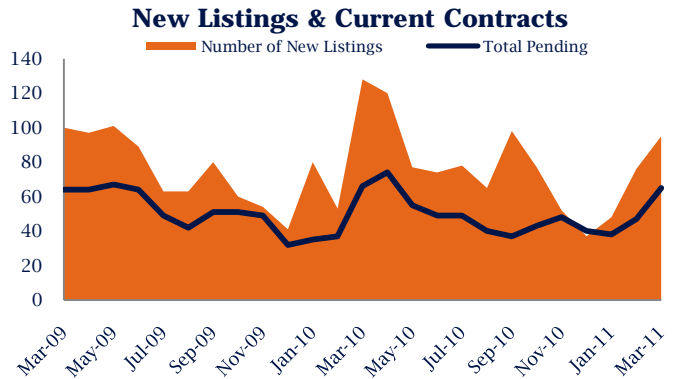
Months of Supply

In March, there was 3.4 months of supply available in Kensington and North Bethesda, compared to 5.4 in March 2010. That is a decrease of 38% versus a year ago.

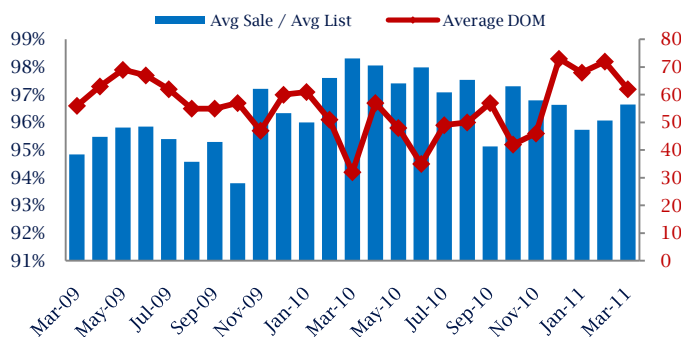
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Kensington and North Bethesda compared to 128 in March 2010, a decrease of 26%. There were 65 current contracts pending sale this March compared to 66 a year ago. The number of current contracts is 2% lower than last month.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Kensington and North Bethesda was 96.6% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 32, an increase of 94%.

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