

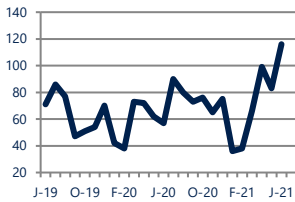


Focus On: Kensington and North Bethesda Housing Market

June 2021

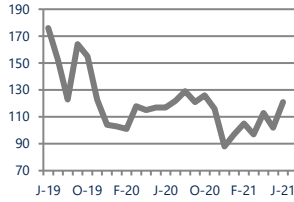
Zip Code(s): 20895 and 20814

Units Sold
116



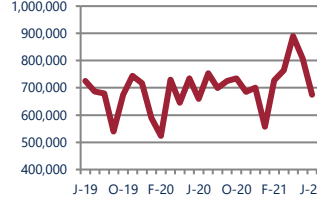
Up
Vs. Year Ago

Active Inventory
121



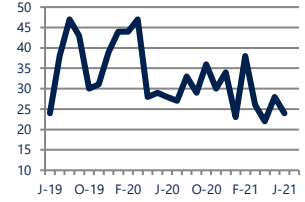
Up 3%
Vs. Year Ago

Median Sale Price
\$674,450



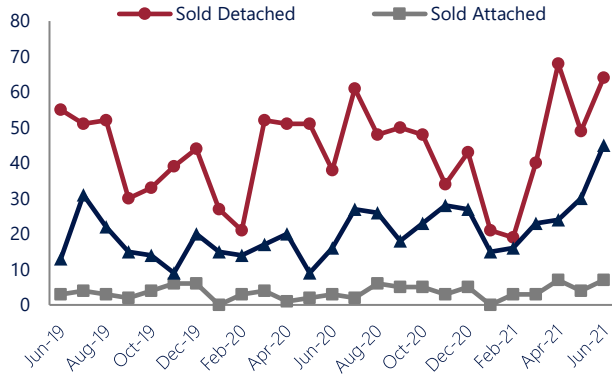
Up 2%
Vs. Year Ago

Days On Market
24



Down -14%
Vs. Year Ago

Units Sold*



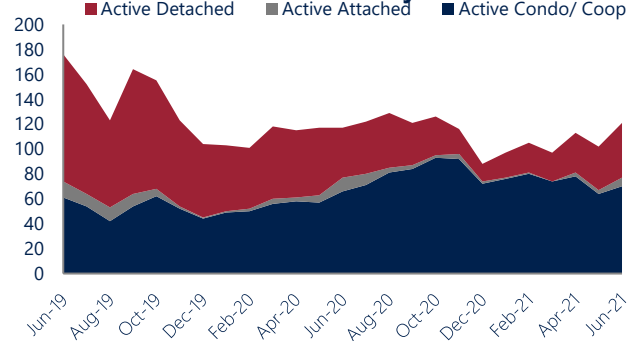
Units Sold

There was an increase in total units sold in June, with 116 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 higher by 4 units or 3%. The total number of active inventory this June was 121 compared to 117 in June 2020. This month's total of 121 is higher than the previous month's total supply of available inventory of 102, an increase of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Kensington and North Bethesda Homes was \$660,000. This June, the median sale price was \$674,450, an increase of 2% or \$14,450 compared to last year. The current median sold price is 16% lower than in May.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





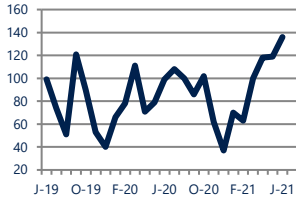
Focus On: Kensington and North Bethesda Housing Market

June 2021

Zip Code(s): 20895 and 20814

New Listings

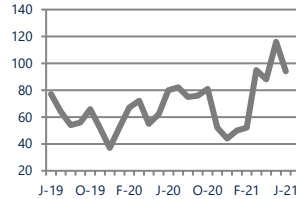
136



Up 37%
Vs. Year Ago

Current Contracts

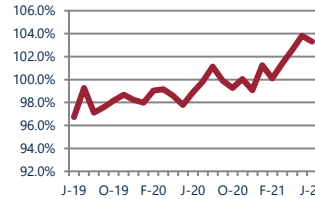
94



Up 18%
Vs. Year Ago

Sold Vs. List Price

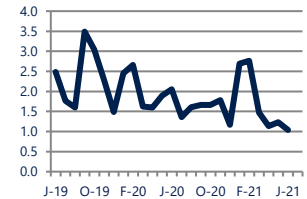
103.3%



Up 4.5%
Vs. Year Ago

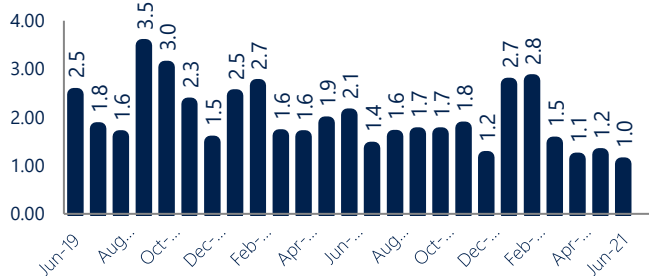
Months of Supply

1.0



Down -49%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

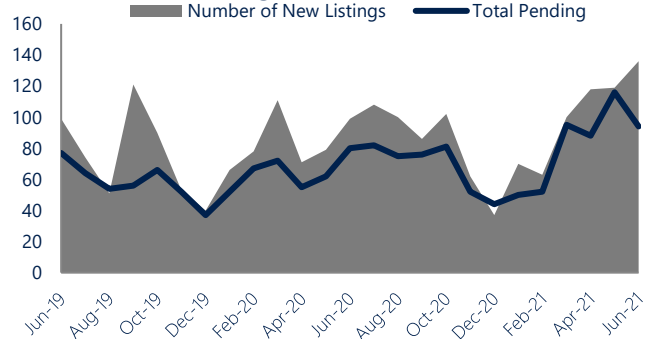
This month there were 136 homes newly listed for sale in Kensington and North Bethesda compared to 99 in June 2020, an increase of 37%. There were 94 current contracts pending sale this June compared to 80 a year ago. The number of current contracts is 18% higher than last June.

Months of Supply

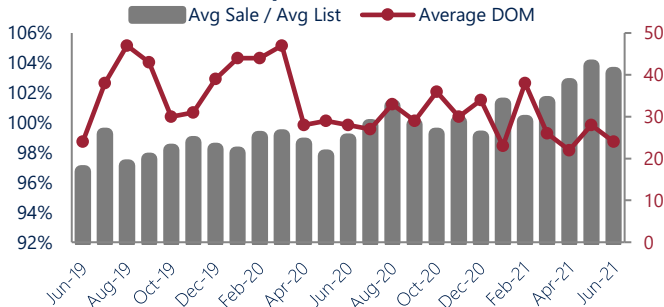
In June, there was 1.0 months of supply available in Kensington and North Bethesda, compared to 2.1 in June 2020. That is a decrease of 49% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Kensington and North Bethesda was 103.3% of the average list price, which is 4.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 28, a decrease of 14%.

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