

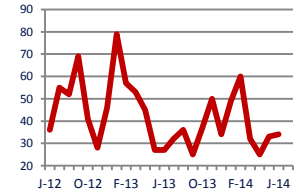
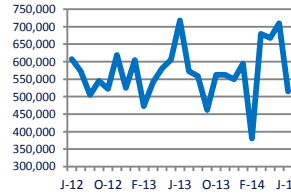
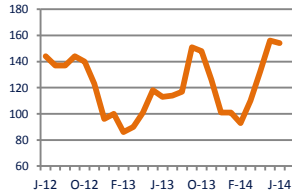
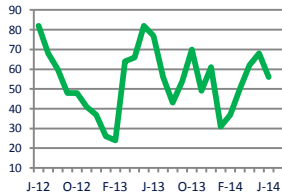


Focus On: Kensington and North Bethesda Housing Market

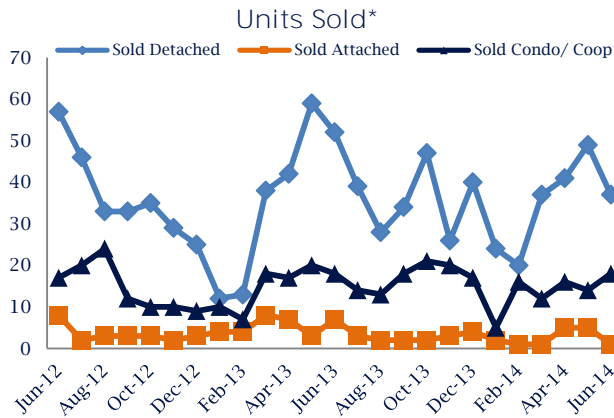
June 2014

Zip Code(s): 20895 and 20814

Units Sold 56	Active Inventory 154	Median Sale Price \$515,000	Days On Market 34
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Down -27% Vs. Year Ago	Up 36% Vs. Year Ago	Down Vs. Year Ago	Up 26% Vs. Year Ago
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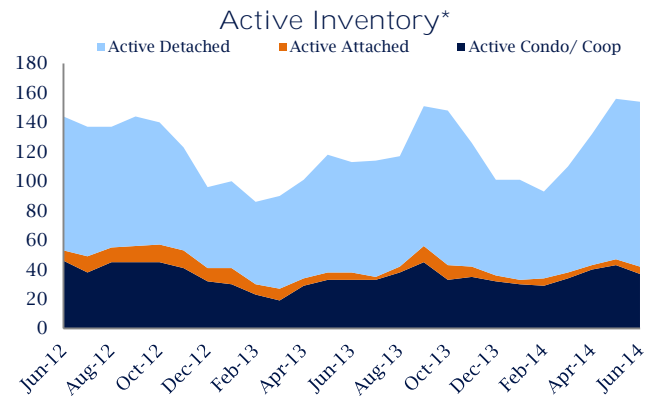


Units Sold

There was a decrease in total units sold in June, with 56 sold this month in Kensington and North Bethesda versus 68 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 27% versus June 2013.

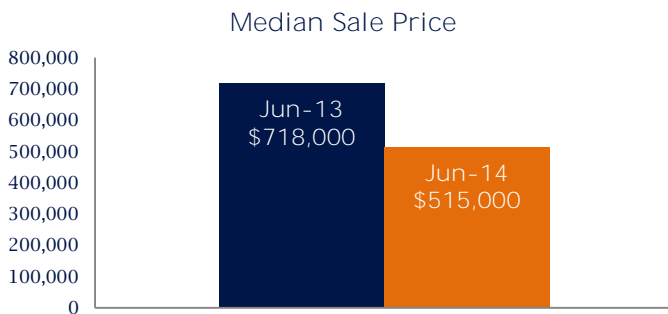
Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 36%. The total number of active inventory this June was 154 compared to 113 in June 2013. This month's total of 154 is lower than the previous month's total supply of available inventory of 156, a decrease of 1%.



Median Sale Price

Last June, the median sale price for Kensington and North Bethesda Homes was \$718,000. This June, the median sale price was \$515,000, a decrease of \$203,000 compared to last year. The current median sold price is 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 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.





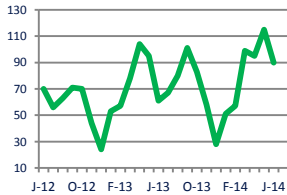
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June 2014

Zip Code(s): 20895 and 20814

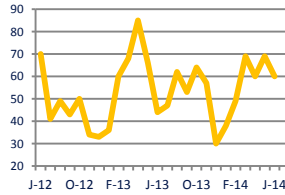
New Listings

90



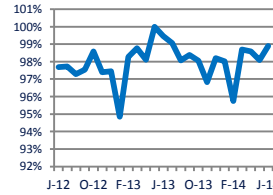
Current Contracts

60



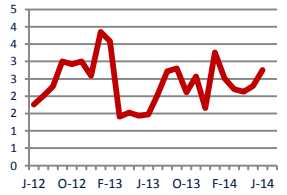
Sold Vs. List Price

98.9%



Months of Supply

2.8



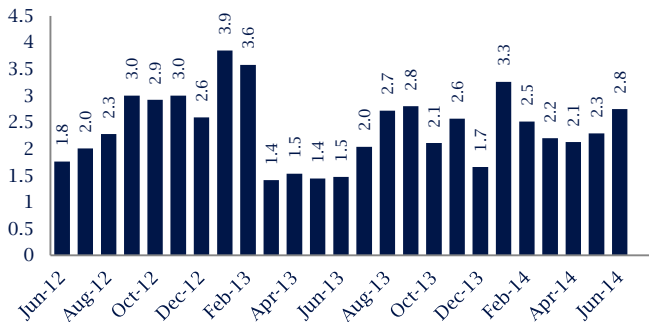
Up 48%
Vs. Year Ago

Up 36%
Vs. Year Ago

Down -0.6%
Vs. Year Ago

Up 87%
Vs. Year Ago

Months Of Supply



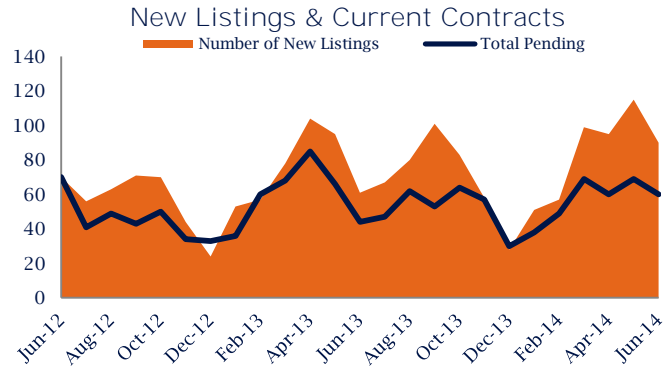
Months of Supply

In June, there was 2.8 months of supply available in Kensington and North Bethesda, compared to 1.5 in June 2013. That is an increase of 87% 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 90 homes newly listed for sale in Kensington and North Bethesda compared to 61 in June 2013, an increase of 48%. There were 60 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 36% higher than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Kensington and North Bethesda was 98.9% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 27, an increase of 26%.

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