



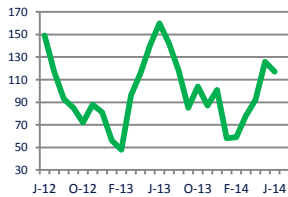
Focus On: Bethesda and Cabin John Housing Market

June 2014

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

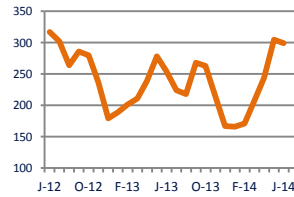
Units Sold

117



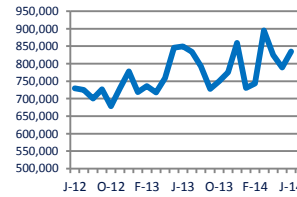
Active Inventory

299



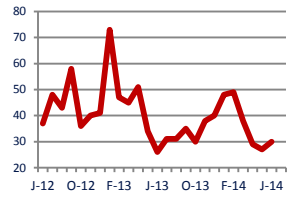
Median Sale Price

\$835,000



Days On Market

30



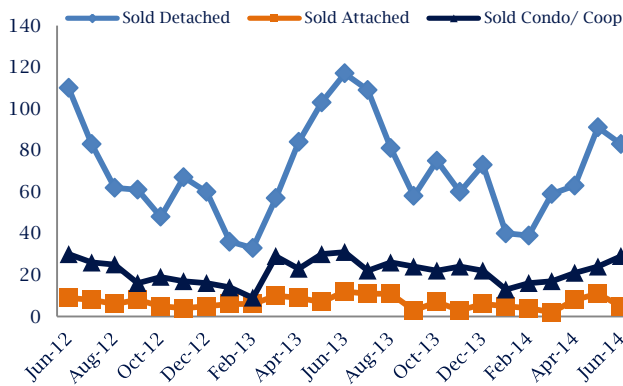
Down -27%
Vs. Year Ago

Up 18%
Vs. Year Ago

Down -2%
Vs. Year Ago

Up 15%
Vs. Year Ago

Units Sold*



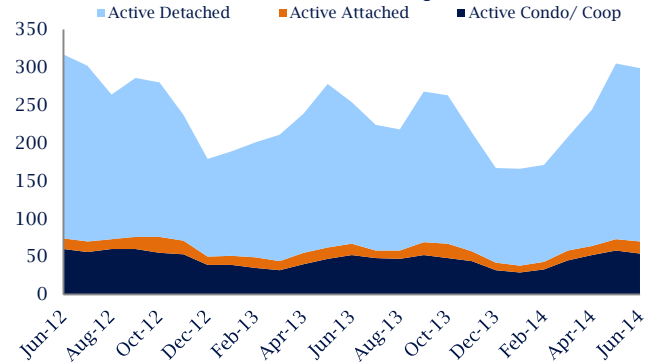
Units Sold

There was a decrease in total units sold in June, with 117 sold this month in Bethesda and Cabin John versus 126 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 27% versus June 2013.

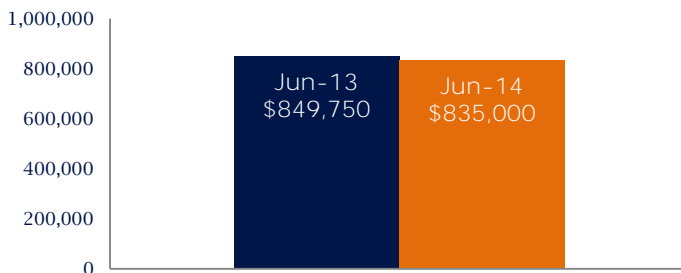
Active Inventory

Versus last year, the total number of homes available this month is higher by 45 units or 18%. The total number of active inventory this June was 299 compared to 254 in June 2013. This month's total of 299 is lower than the previous month's total supply of available inventory of 305, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bethesda and Cabin John Homes was \$849,750. This June, the median sale price was \$835,000, a decrease of 2% or \$14,750 compared to last year. The current median sold price is 6% higher 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.

Bethesda and Cabin John are defined as properties listed in zip code/s 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894.

*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.





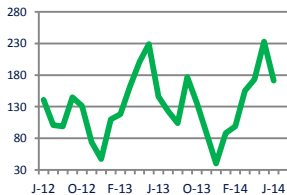
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June 2014

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

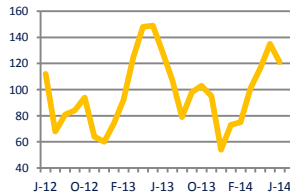
New Listings

171



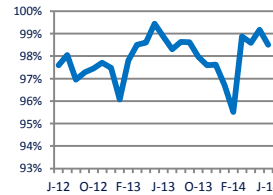
Current Contracts

121



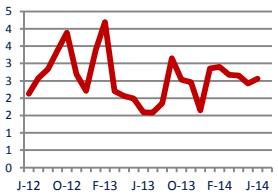
Sold Vs. List Price

98.5%



Months of Supply

2.6



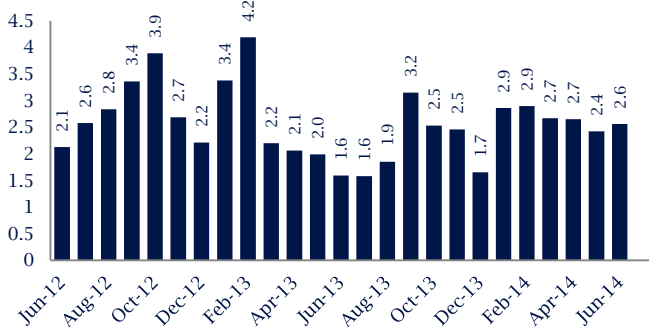
Up 17%
Vs. Year Ago

Down -6%
Vs. Year Ago

No Change
Vs. Year Ago

Up 61%
Vs. Year Ago

Months Of Supply



Months of Supply

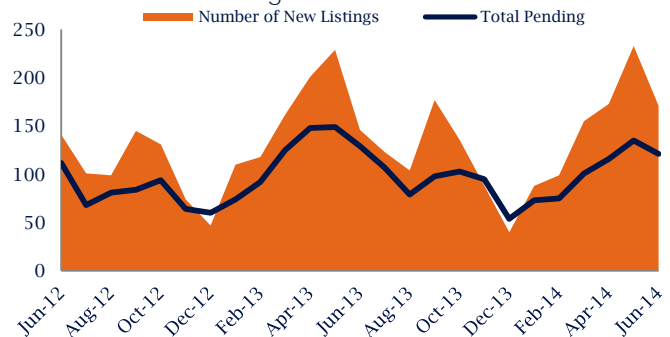
In June, there was 2.6 months of supply available in Bethesda and Cabin John, compared to 1.6 in June 2013. That is an increase of 61% versus a year ago.

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.

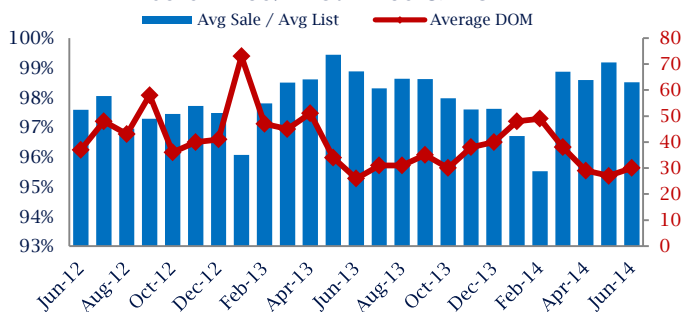
New Listings & Current Contracts

This month there were 171 homes newly listed for sale in Bethesda and Cabin John compared to 146 in June 2013, an increase of 17%. There were 121 current contracts pending sale this June compared to 129 a year ago. The number of current contracts is 6% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bethesda and Cabin John was 98.5% 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 30, higher than the average last year, which was 26, an increase of 15%.

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