November 2016

All Home Types Detached Attached/Townhouse Condo & Coop

Local Market Insight

Bethesda, MD



Presented by
Charles Chapman
RE/MAX Realty Services

Email: Charlie@TheEncoreTeam.Net

Work Phone: 240-403-0400 Mobile Phone: 240-351-8214

Web: www.SilverSpringHomeFinder.com

November 2016

Bethesda, MD

5-year Nov average: 79

Presented by

Charles Chapman

RE/MAX Realty Services

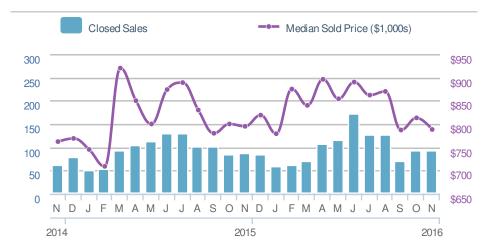
Email: Charlie@TheEncoreTeam.Net Work Phone: 240-403-0400 Mobile Phone: 240-351-8214

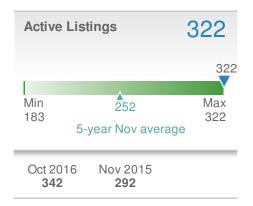
Web: www.SilverSpringHomeFinder.com

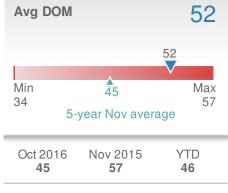


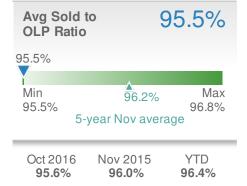












November 2016

Bethesda, MD - Detached

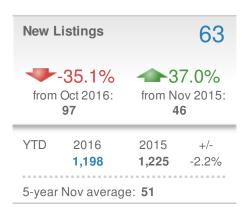
Presented by

Charles Chapman

RE/MAX Realty Services

Email: Charlie@TheEncoreTeam.Net Work Phone: 240-403-0400 Mobile Phone: 240-351-8214

Web: www.SilverSpringHomeFinder.com





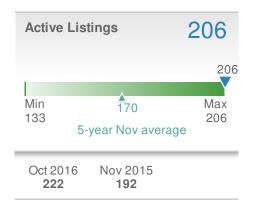


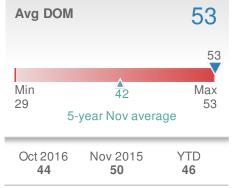


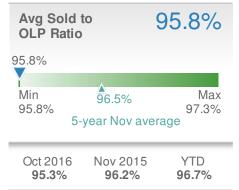
Summary

In Bethesda, MD, the median sold price for Detached properties for November was \$962,500, representing an increase of 1.3% compared to last month and an increase of 11% from Nov 2015. The average days on market for units sold in November was 53 days, 26% above the 5-year November average of 42 days. There was a 27.5% month over month decrease in new contract activity with 50 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 88; and a 7.2% decrease in supply to 206 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.45 in October and a decrease from 0.54 in November 2015. The Contract Ratio is 21% lower than the 5-year November average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







November 2016

Bethesda, MD - Attached/Townhouse

Presented by

Charles Chapman

RE/MAX Realty Services

Email: Charlie@TheEncoreTeam.Net Work Phone: 240-403-0400 Mobile Phone: 240-351-8214

Web: www.SilverSpringHomeFinder.com







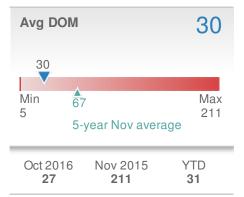


Summary

In Bethesda, MD, the median sold price for Attached/Townhouse properties for November was \$850,000, representing an increase of 22.3% compared to last month and a decrease of 26.1% from Nov 2015. The average days on market for units sold in November was 30 days, 56% below the 5-year November average of 67 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from October) to 7; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.32 pendings per active listing, up from 0.26 in October and a decrease from 0.41 in November 2015. The Contract Ratio is 14% lower than the 5-year November average of 0.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







November 2016

Bethesda, MD - Condo & Coop

Presented by

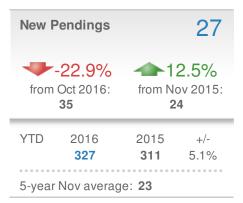
Charles Chapman

RE/MAX Realty Services

Email: Charlie@TheEncoreTeam.Net Work Phone: 240-403-0400 Mobile Phone: 240-351-8214

Web: www.SilverSpringHomeFinder.com









Summary

In Bethesda, MD, the median sold price for Condo & Coop properties for November was \$274,000, representing a decrease of 4.2% compared to last month and a decrease of 11.9% from Nov 2015. The average days on market for units sold in November was 49 days, 7% below the 5-year November average of 53 days. There was a 22.9% month over month decrease in new contract activity with 27 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 49; and a 6.9% decrease in supply to 94 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.53 in October and an increase from 0.37 in November 2015. The Contract Ratio is 6% lower than the 5-year November average of 0.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

