# October 2016

All Home Types Detached Attached/Townhouse Condo & Coop

# Local Market Insight

Kensington, MD



Presented by
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RE/MAX Realty Services

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5-year Oct average: 34

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New Listings 37

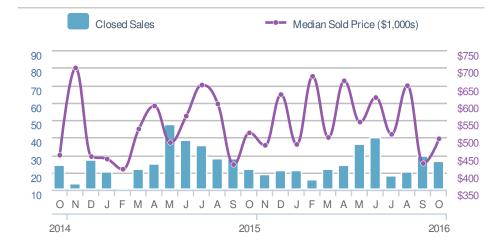
-21.3% 12.1% from Sep 2016: 47 33

YTD 2016 2015 +/- 367 393 -6.6%

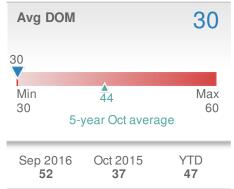
**New Pendings** 28 **3.7%** 47.4% from Sep 2016: from Oct 2015: 27 19 YTD +/-2016 2015 277 297 -6.7% 5-year Oct average: 22



\$496,250 Median **Sold Price 16.8%** <del>-3.3%</del> from Sep 2016: from Oct 2015: \$425,000 \$513,000 YTD 2015 2016 +/-\$525,000 **\$535,000** -1.9% 5-year Oct average: \$473,840









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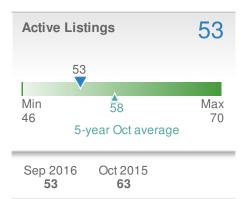


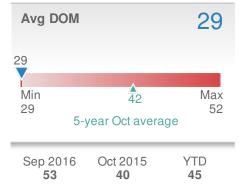


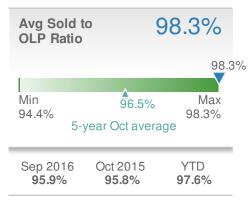
## **Summary**

In Kensington, MD, the median sold price for Detached properties for October was \$530,000, representing an increase of 20.5% compared to last month and an increase of 4.5% from Oct 2015. The average days on market for units sold in October was 29 days, 31% below the 5-year October average of 42 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 30; and no change in supply with 53 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, up from 0.55 in September and an increase from 0.41 in October 2015. The Contract Ratio is 21% higher than the 5-year October average of 0.47. 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.







#### October 2016

Kensington, MD - Attached/Townhouse

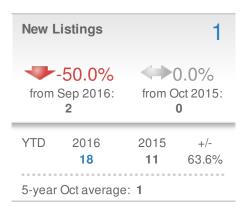
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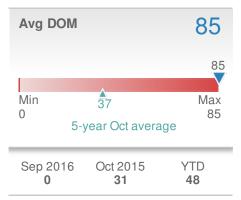


# **Summary**

In Kensington, MD, the median sold price for Attached/Townhouse properties for October was \$0, representing no change compared to last month and a decrease of 100% from Oct 2015. The average days on market for units sold in October was 85 days, 130% above the 5-year October average of 37 days. There was no month over month change in new contract activity with 1 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 3; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.40 in September and an increase from 0.00 in October 2015. The Contract Ratio is 164% higher than the 5-year October average of 0.28. 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.







## October 2016

Kensington, MD - Condo & Coop

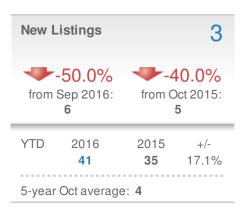
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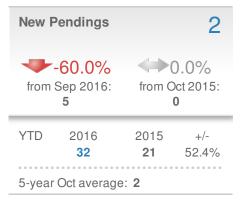
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# **Summary**

In Kensington, MD, the median sold price for Condo & Coop properties for October was \$138,000, representing a decrease of 23.3% compared to last month and a decrease of 54% from Oct 2015. The average days on market for units sold in October was 25 days, 34% below the 5-year October average of 38 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 25% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.63 in September and an increase from 0.07 in October 2015. The Contract Ratio is 32% lower than the 5-year October average of 0.48. 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.



