



The Long & Foster Market Minute™

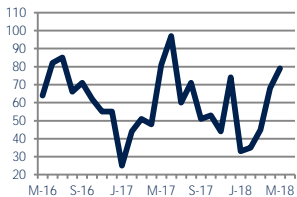
Focus On: Homeland, Roland Park, and Cedarcroft Housing Market

May 2018

Zip Code(s): 21212 and 21210

Units Sold

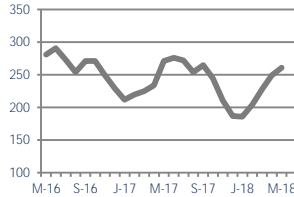
79



Down -2%
Vs. Year Ago

Active Inventory

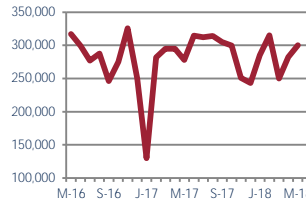
261



Down -4%
Vs. Year Ago

Median Sale Price

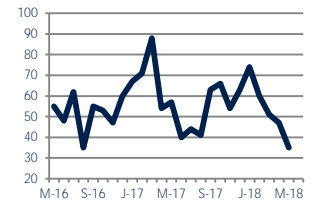
\$300,000



Up 8%
Vs. Year Ago

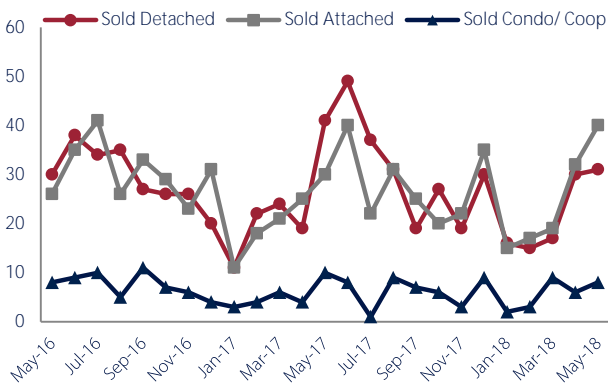
Days On Market

35



Down -39%
Vs. Year Ago

Units Sold*



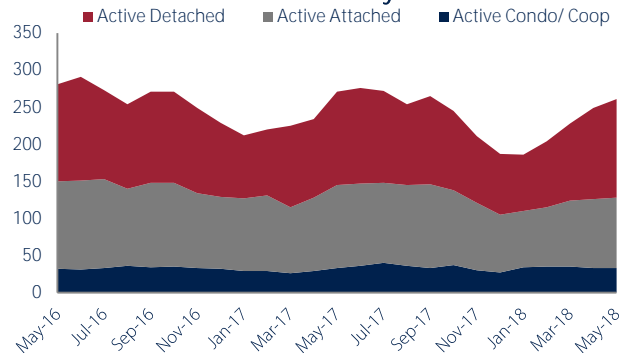
Units Sold

There was an increase in total units sold in May, with 79 sold this month in Homeland, Roland Park, and Cedarcroft versus 68 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 2% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 4%. The total number of active inventory this May was 261 compared to 271 in May 2017. This month's total of 261 is higher than the previous month's total supply of available inventory of 249, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$278,000. This May, the median sale price was \$300,000, an increase of 8% or \$22,000 compared to last year. The current median sold price is 6% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Homeland, Roland Park, and Cedarcroft are defined as properties listed in zip code/s 21212 and 21210.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

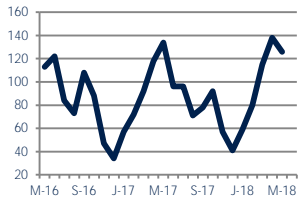




Zip Code(s): 21212 and 21210

New Listings

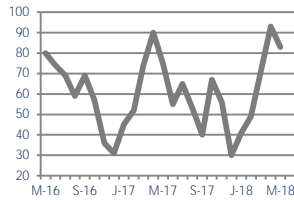
126



Down -6%
Vs. Year Ago

Current Contracts

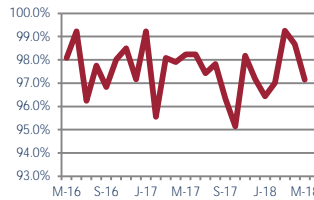
83



Up 11%
Vs. Year Ago

Sold Vs. List Price

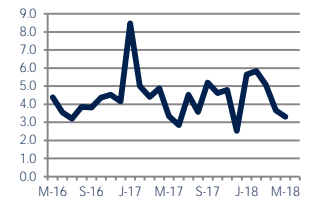
97.2%



Down -1.1%
Vs. Year Ago

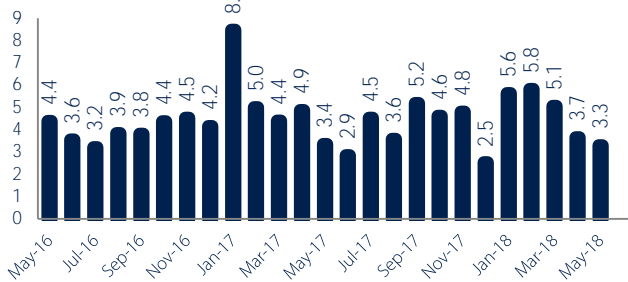
Months of Supply

3.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

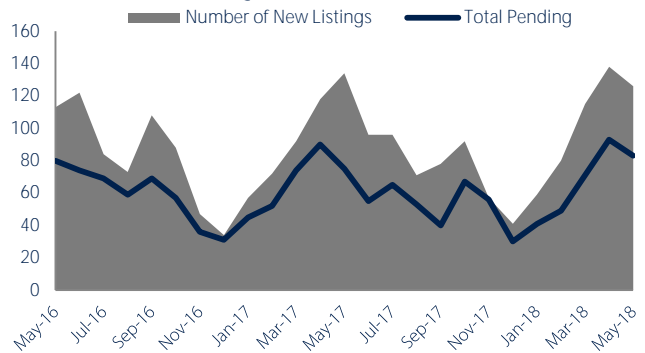
In May, there was 3.3 months of supply available in Homeland, Roland Park, and Cedarcroft. The amount of supply is similar compared to a year ago.

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.

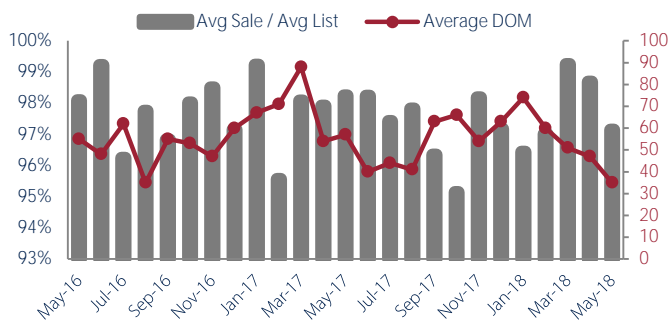
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 134 in May 2017, a decrease of 6%. There were 83 current contracts pending sale this May compared to 75 a year ago. The number of current contracts is 11% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Homeland, Roland Park, and Cedarcroft was 97.2% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 57, a decrease of 39%.



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