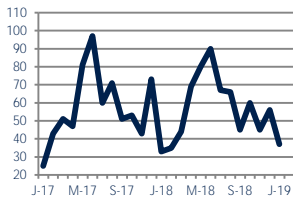


Zip Code(s): 21212 and 21210

Units Sold

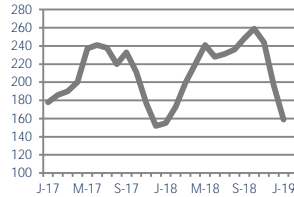
37



Up 12%
Vs. Year Ago

Active Inventory

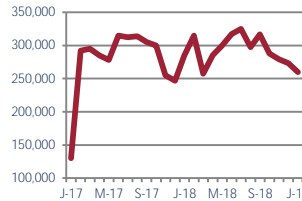
159



Up 3%
Vs. Year Ago

Median Sale Price

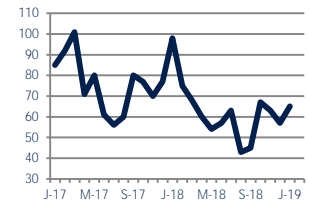
\$260,000



Down -9%
Vs. Year Ago

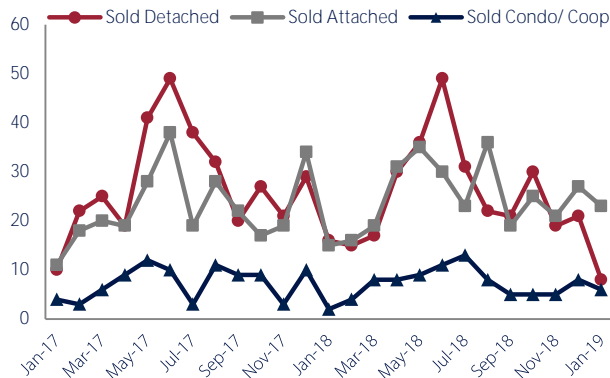
Days On Market

65



Down -34%
Vs. Year Ago

Units Sold*



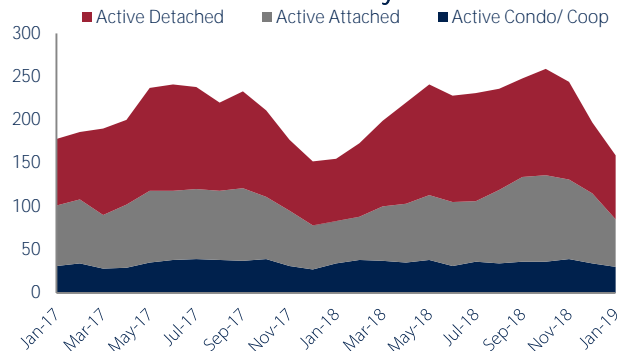
Units Sold

There was a decrease in total units sold in January, with 37 sold this month in Homeland, Roland Park, and Cedarcroft versus 56 last month, a decrease of 34%. This month's total units sold was higher than at this time last year, an increase of 12% versus January 2018.

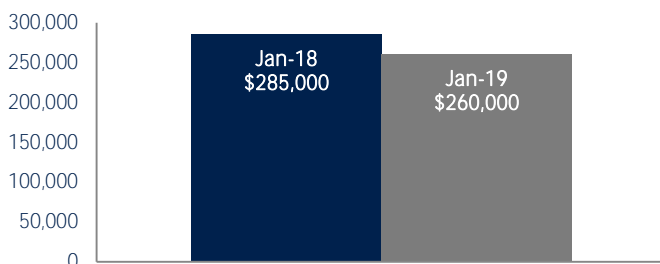
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 3%. The total number of active inventory this January was 159 compared to 155 in January 2018. This month's total of 159 is lower than the previous month's total supply of available inventory of 197, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$285,000. This January, the median sale price was \$260,000, a decrease of 9% or \$25,000 compared to last year. The current median sold price is 5% lower than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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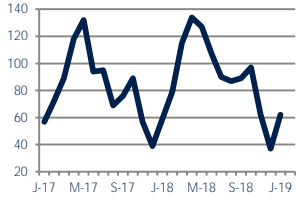




Zip Code(s): 21212 and 21210

New Listings

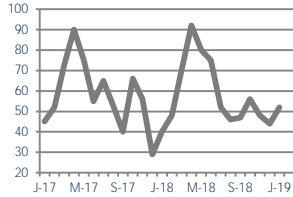
62



Up 5%
Vs. Year Ago

Current Contracts

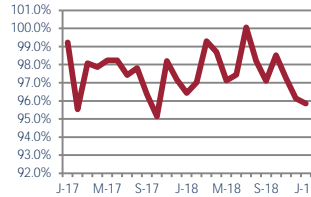
52



Up 30%
Vs. Year Ago

Sold Vs. List Price

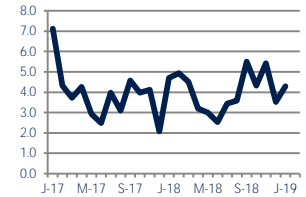
95.9%



Down -0.6%
Vs. Year Ago

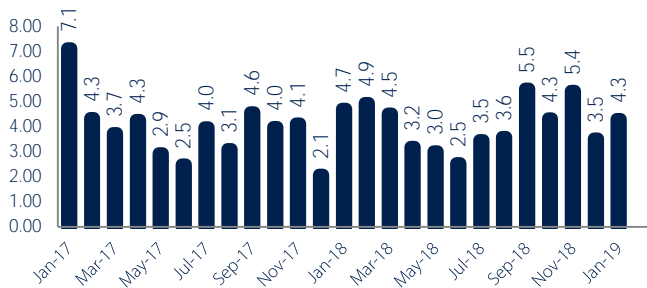
Months of Supply

4.3



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

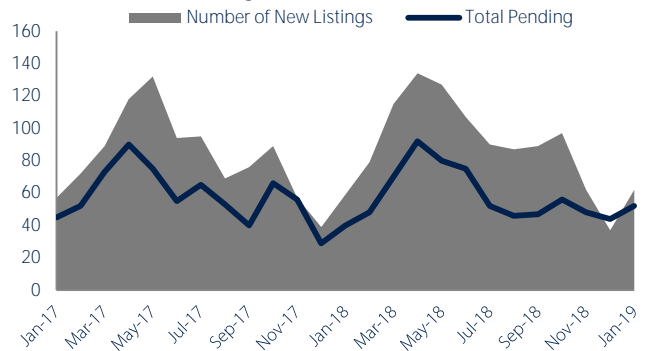
In January, there was 4.3 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 4.7 in January 2018. That is a decrease of 9% versus a year ago.

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.

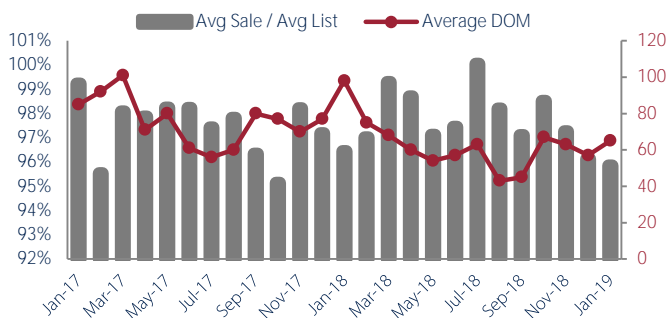
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 59 in January 2018, an increase of 5%. There were 52 current contracts pending sale this January compared to 40 a year ago. The number of current contracts is 30% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Homeland, Roland Park, and Cedarcroft was 95.9% 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 65, lower than the average last year, which was 98, a decrease of 34%.



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