



The Long & Foster Market Minute™

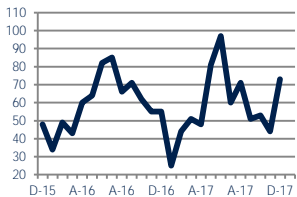
Focus On: Homeland, Roland Park, and Cedarcroft Housing Market

December 2017

Zip Code(s): 21212 and 21210

Units Sold

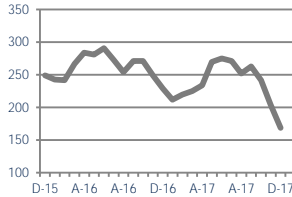
73



Up 33%
Vs. Year Ago

Active Inventory

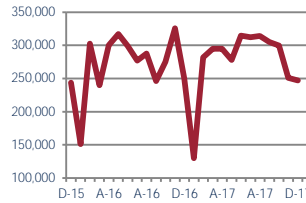
169



Down -26%
Vs. Year Ago

Median Sale Price

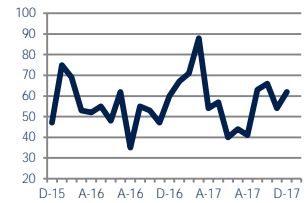
\$247,000



Down -1%
Vs. Year Ago

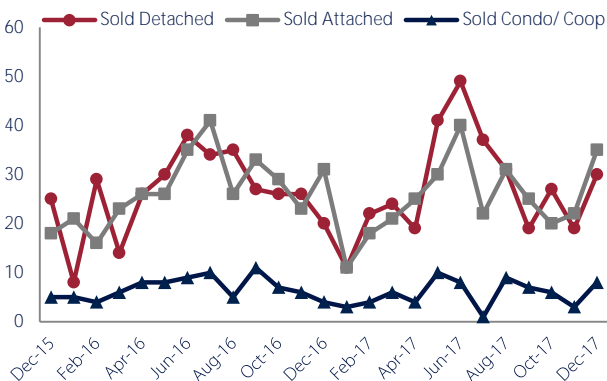
Days On Market

62



Up 3%
Vs. Year Ago

Units Sold*



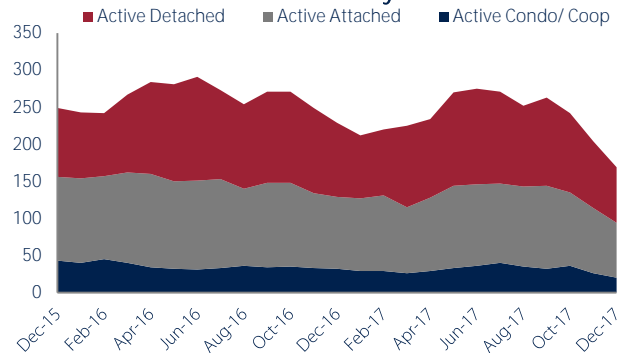
Units Sold

There was an increase in total units sold in December, with 73 sold this month in Homeland, Roland Park, and Cedarcroft. This month's total units sold was higher than at this time last year.

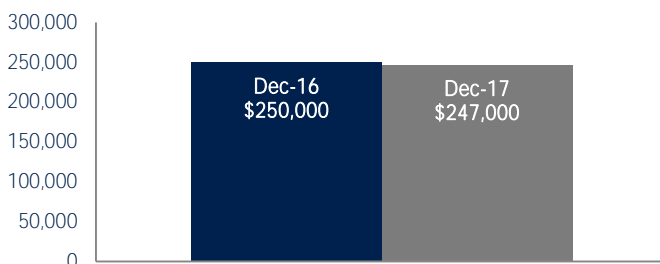
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 26%. The total number of active inventory this December was 169 compared to 229 in December 2016. This month's total of 169 is lower than the previous month's total supply of available inventory of 204, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$250,000. This December, the median sale price was \$247,000, a decrease of 1% or \$3,000 compared to last year. The current median sold price is 2% lower than in November.

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

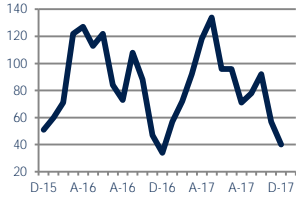




Zip Code(s): 21212 and 21210

New Listings

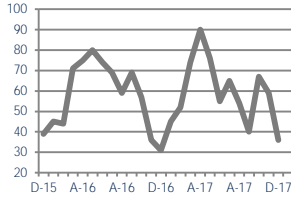
40



Up 18%
Vs. Year Ago

Current Contracts

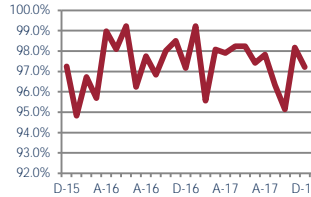
36



Up 16%
Vs. Year Ago

Sold Vs. List Price

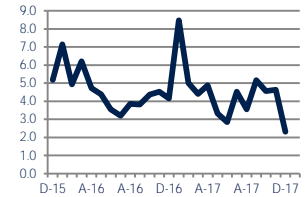
97.2%



No Change
Vs. Year Ago

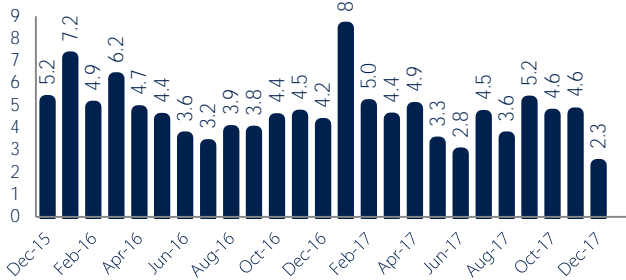
Months of Supply

2.3



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

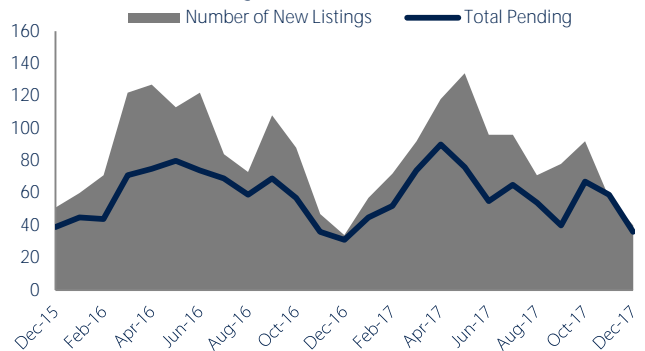
In December, there was 2.3 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 4.2 in December 2016. That is a decrease of 44% versus a year ago.

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.

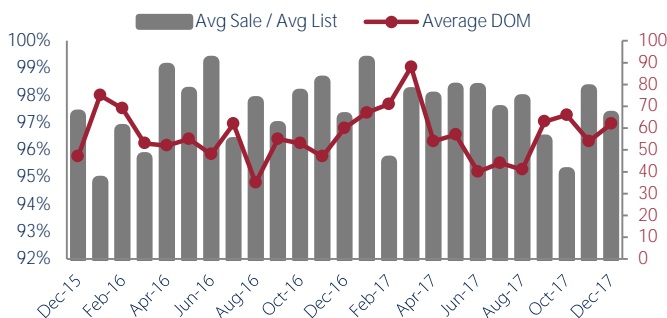
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 34 in December 2016, an increase of 18%. There were 36 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 16% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Homeland, Roland Park, and Cedarcroft was 97.2% 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 62, higher than the average last year, which was 60, an increase of 3%.



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