



The Long & Foster Market Minute™

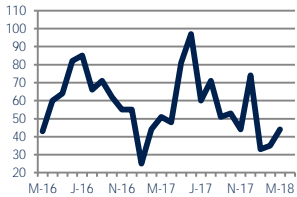
Focus On: Homeland, Roland Park, and Cedarcroft Housing Market

March 2018

Zip Code(s): 21212 and 21210

Units Sold

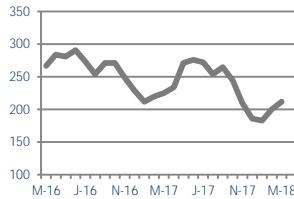
44



Down -14%
Vs. Year Ago

Active Inventory

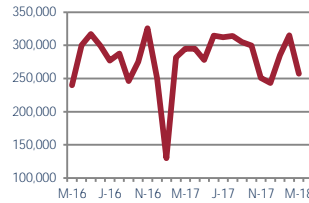
212



Down -6%
Vs. Year Ago

Median Sale Price

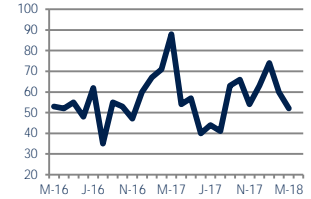
\$257,450



Down -13%
Vs. Year Ago

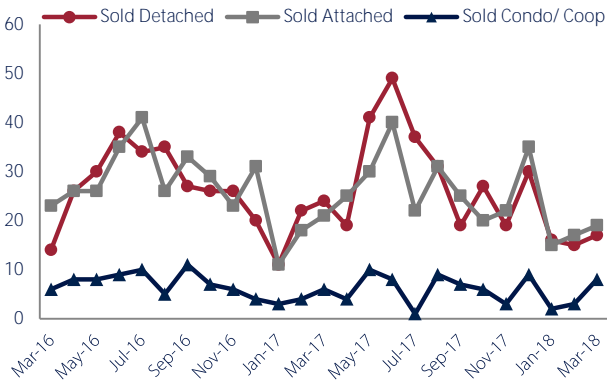
Days On Market

52



Down -41%
Vs. Year Ago

Units Sold*



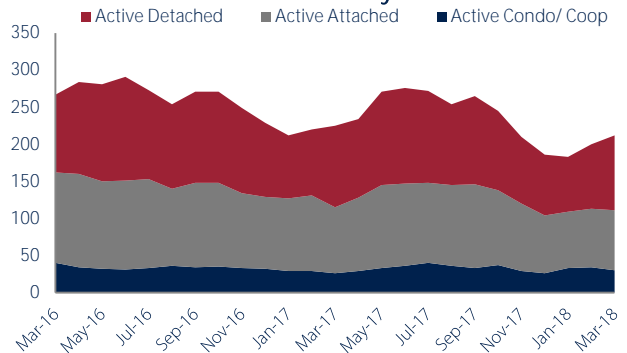
Units Sold

There was an increase in total units sold in March, with 44 sold this month in Homeland, Roland Park, and Cedarcroft versus 35 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 14% versus March 2017.

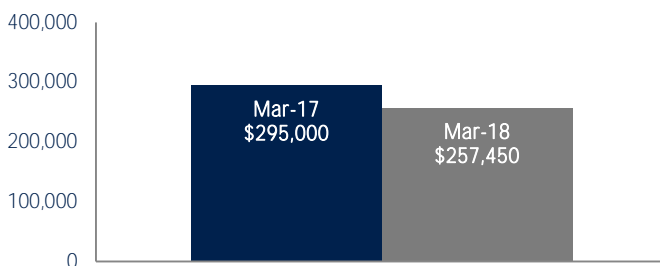
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 6%. The total number of active inventory this March was 212 compared to 225 in March 2017. This month's total of 212 is higher than the previous month's total supply of available inventory of 200, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$295,000. This March, the median sale price was \$257,450, a decrease of 13% or \$37,550 compared to last year. The current median sold price is 18% lower than in February.

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

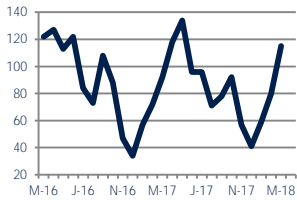




Zip Code(s): 21212 and 21210

New Listings

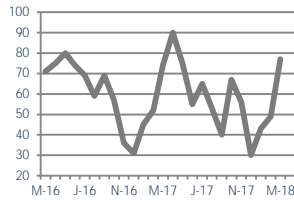
115



Up 25%
Vs. Year Ago

Current Contracts

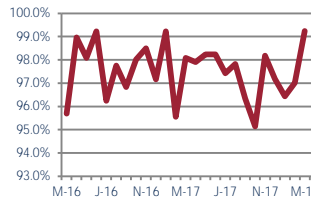
77



Up 4%
Vs. Year Ago

Sold Vs. List Price

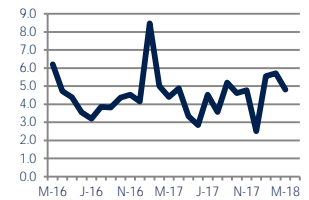
99.2%



Up 1.2%
Vs. Year Ago

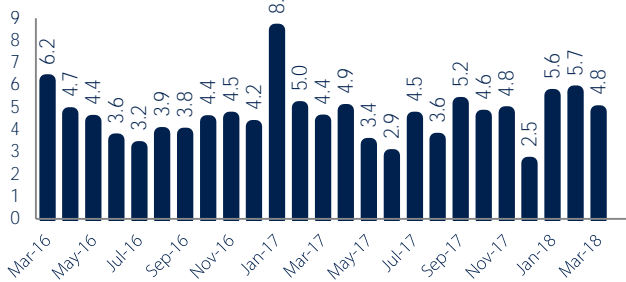
Months of Supply

4.8



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

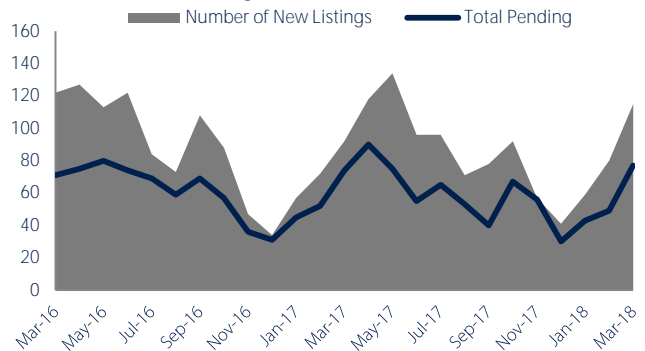
In March, there was 4.8 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 4.4 in March 2017. That is an increase of 9% versus a year ago.

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.

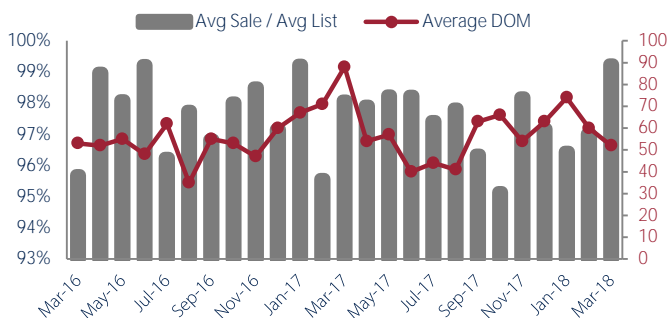
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 92 in March 2017, an increase of 25%. There were 77 current contracts pending sale this March compared to 74 a year ago. The number of current contracts is 4% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Homeland, Roland Park, and Cedarcroft was 99.2% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 52, lower than the average last year, which was 88, a decrease of 41%.



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