



# The Long & Foster Market Minute™

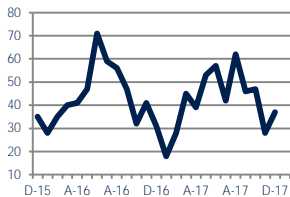
Focus On: Mt Washington and Roland Park Housing Market

December 2017

Zip Code(s): 21209 and 21210

## Units Sold

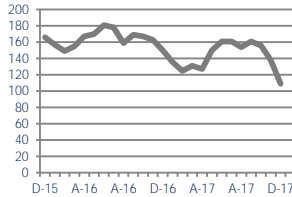
37



Up 19%  
Vs. Year Ago

## Active Inventory

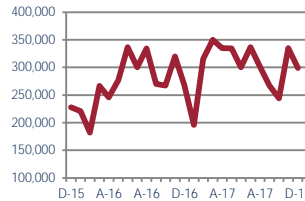
109



Down -27%  
Vs. Year Ago

## Median Sale Price

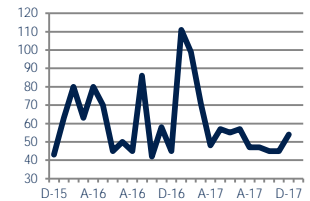
\$299,000



Up 11%  
Vs. Year Ago

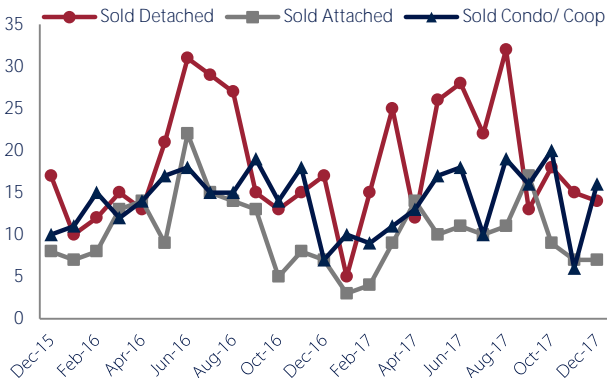
## Days On Market

54



Up 20%  
Vs. Year Ago

## Units Sold\*



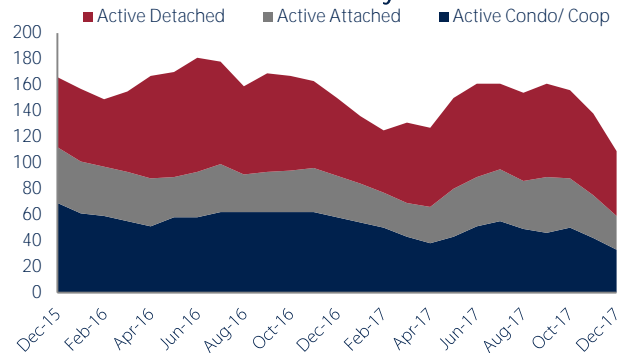
## Units Sold

There was an increase in total units sold in December, with 37 sold this month in Mt Washington and Roland Park versus 28 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 19% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 27%. The total number of active inventory this December was 109 compared to 150 in December 2016. This month's total of 109 is lower than the previous month's total supply of available inventory of 138, a decrease of 21%.

## Active Inventory\*

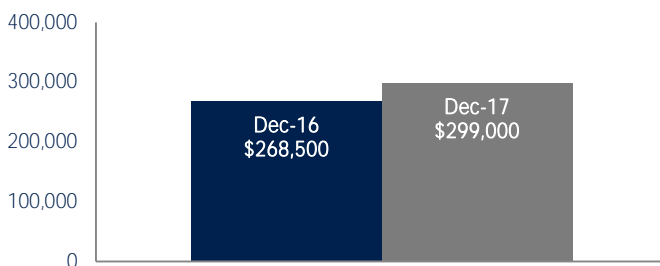


## Median Sale Price

Last December, the median sale price for Mt Washington and Roland Park Homes was \$268,500. This December, the median sale price was \$299,000, an increase of 11% or \$30,500 compared to last year. The current median sold price is 11% 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.

## Median Sale Price



\*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.

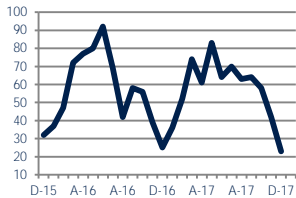




Zip Code(s): 21209 and 21210

### New Listings

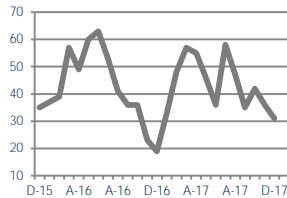
23



Down -8%  
Vs. Year Ago

### Current Contracts

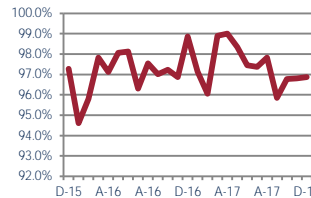
31



Up 63%  
Vs. Year Ago

### Sold Vs. List Price

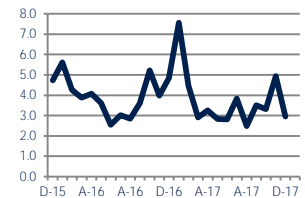
96.9%



Down -2%  
Vs. Year Ago

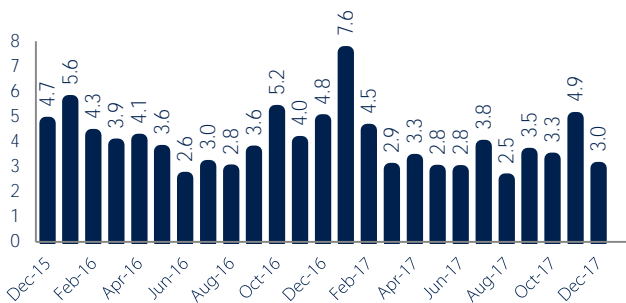
### Months of Supply

3.0



Down -39%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

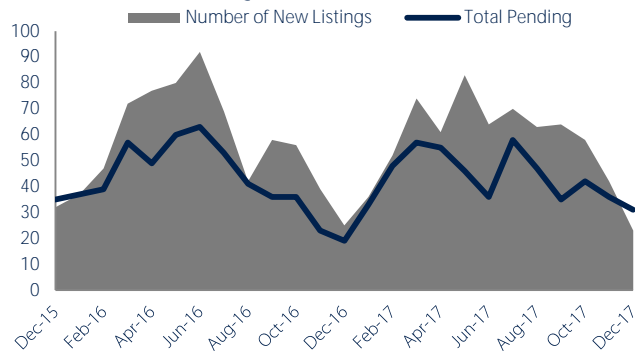
In December, there was 2.9 months of supply available in Mt Washington and Roland Park, compared to 4.8 in December 2016. That is a decrease of 39% versus a year ago.

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.

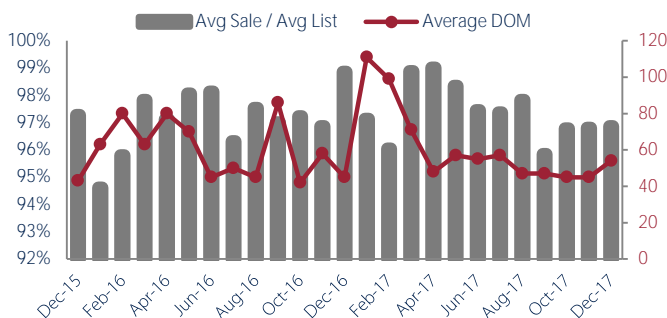
### New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Mt Washington and Roland Park compared to 25 in December 2016, a decrease of 8%. There were 31 current contracts pending sale this December compared to 19 a year ago. The number of current contracts is 63% 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 Mt Washington and Roland Park was 96.9% of the average list price, which is 2.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 45, an increase of 20%.



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