



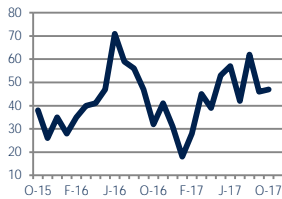
## Focus On: Mt Washington and Roland Park Housing Market

October 2017

Zip Code(s): 21209 and 21210

### Units Sold

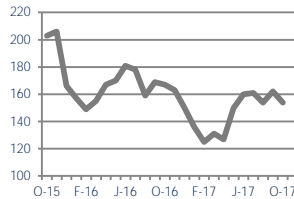
47



Up  
Vs. Year Ago

### Active Inventory

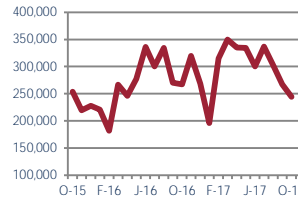
154



Down -8%  
Vs. Year Ago

### Median Sale Price

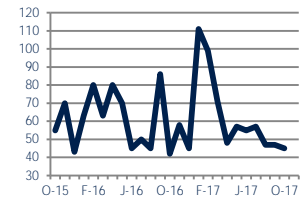
\$244,000



Down -9%  
Vs. Year Ago

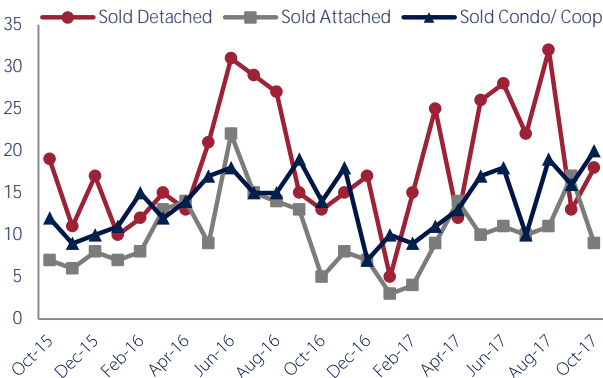
### Days On Market

45



Up 7%  
Vs. Year Ago

### Units Sold\*



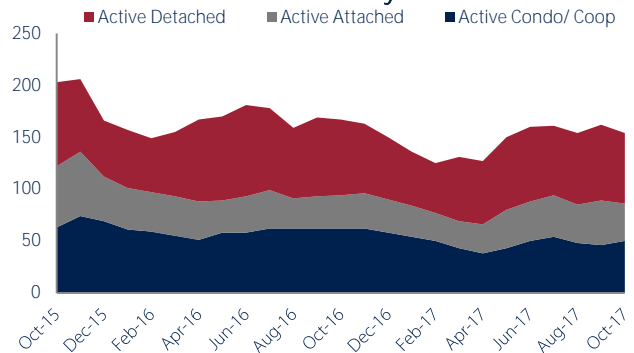
### Units Sold

There was an increase in total units sold in October, with 47 sold this month in Mt Washington and Roland Park. This month's total units sold was higher than at this time last year.

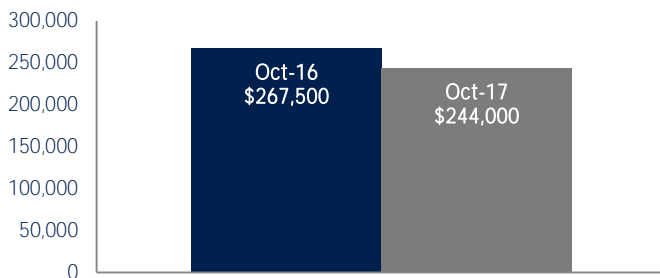
### Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 8%. The total number of active inventory this October was 154 compared to 167 in October 2016. This month's total of 154 is lower than the previous month's total supply of available inventory of 162, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Mt Washington and Roland Park Homes was \$267,500. This October, the median sale price was \$244,000, a decrease of 9% or \$23,500 compared to last year. The current median sold price is 9% lower than in September.

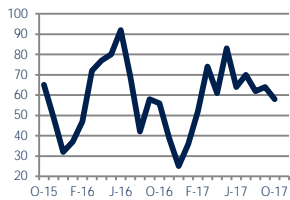
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Zip Code(s): 21209 and 21210

### New Listings

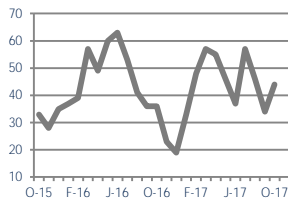
58



**Up 4%**  
Vs. Year Ago

### Current Contracts

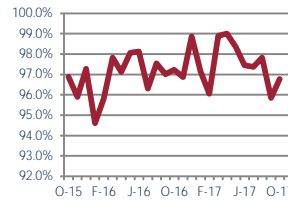
44



**Up 22%**  
Vs. Year Ago

### Sold Vs. List Price

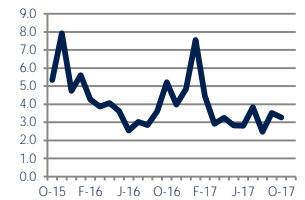
96.8%



**No Change**  
Vs. Year Ago

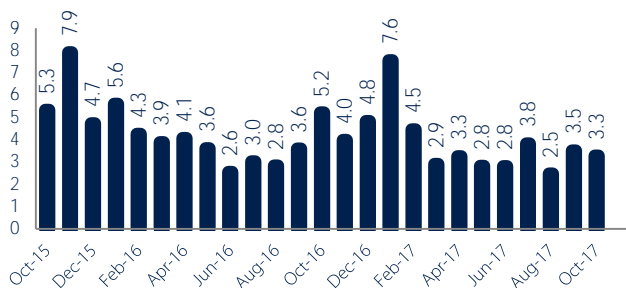
### Months of Supply

3.3



**Down -37%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

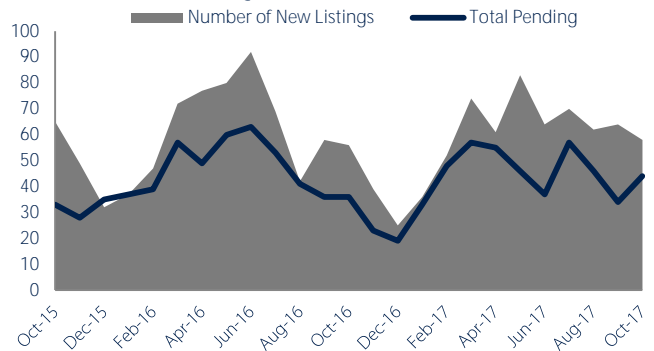
In October, there was 3.3 months of supply available in Mt Washington and Roland Park, compared to 5.2 in October 2016. That is a decrease of 37% versus a year ago.

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.

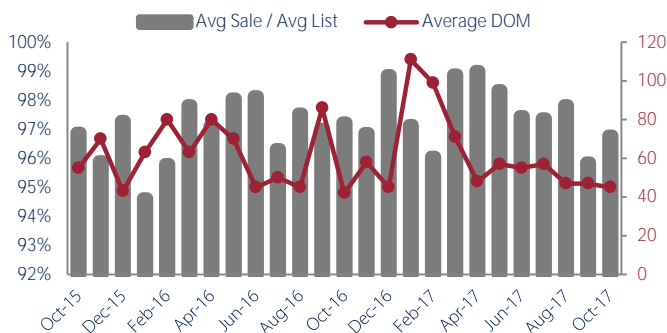
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Mt Washington and Roland Park compared to 56 in October 2016, an increase of 4%. There were 44 current contracts pending sale this October compared to 36 a year ago. The number of current contracts is 22% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Mt Washington and Roland Park was 96.8% 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 45, higher than the average last year, which was 42, an increase of 7%.