



# The Long & Foster Market Minute™

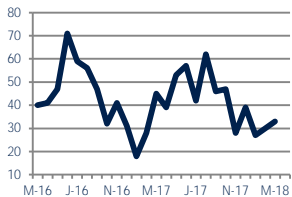
Focus On: Mt Washington and Roland Park Housing Market

March 2018

Zip Code(s): 21209 and 21210

## Units Sold

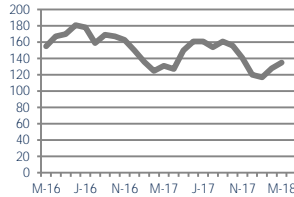
33



Down -27%  
Vs. Year Ago

## Active Inventory

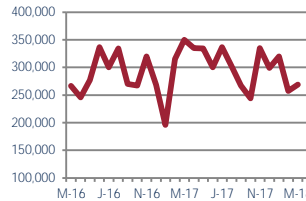
135



Up 3%  
Vs. Year Ago

## Median Sale Price

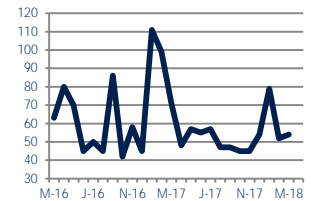
\$269,000



Down -23%  
Vs. Year Ago

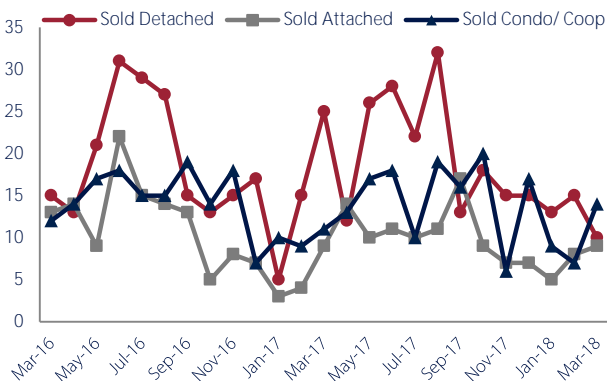
## Days On Market

54



Down -24%  
Vs. Year Ago

## Units Sold\*



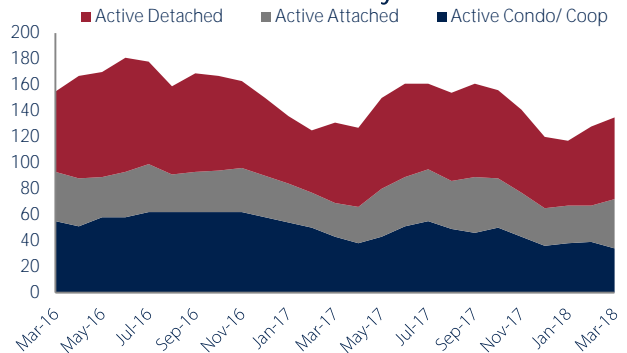
## Units Sold

There was an increase in total units sold in March, with 33 sold this month in Mt Washington and Roland Park versus 30 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 27% versus March 2017.

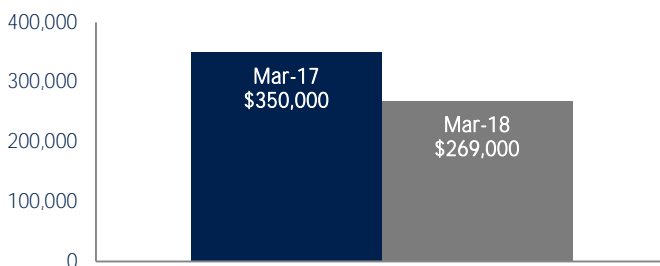
## Active Inventory

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 March was 135 compared to 131 in March 2017. This month's total of 135 is higher than the previous month's total supply of available inventory of 128, an increase of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Mt Washington and Roland Park Homes was \$350,000. This March, the median sale price was \$269,000, a decrease of 23% or \$81,000 compared to last year. The current median sold price is 4% higher 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.



\*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.



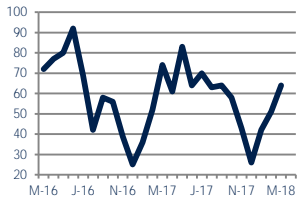
# Focus On: Mt Washington and Roland Park Housing Market

March 2018

Zip Code(s): 21209 and 21210

## New Listings

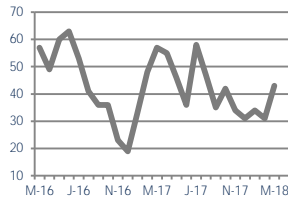
64



**Down -14%**  
Vs. Year Ago

## Current Contracts

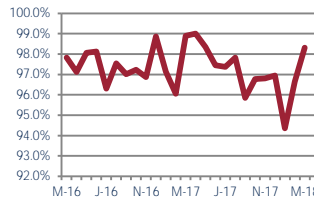
43



**Down -25%**  
Vs. Year Ago

## Sold Vs. List Price

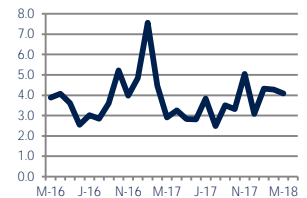
98.3%



**Down -0.6%**  
Vs. Year Ago

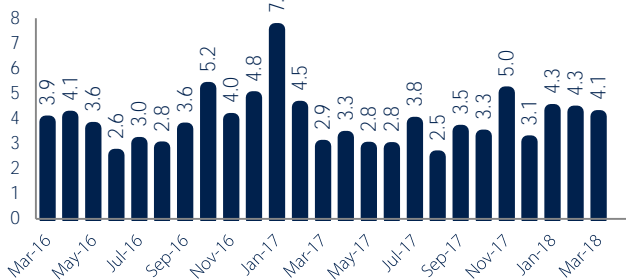
## Months of Supply

4.1



**Up 41%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

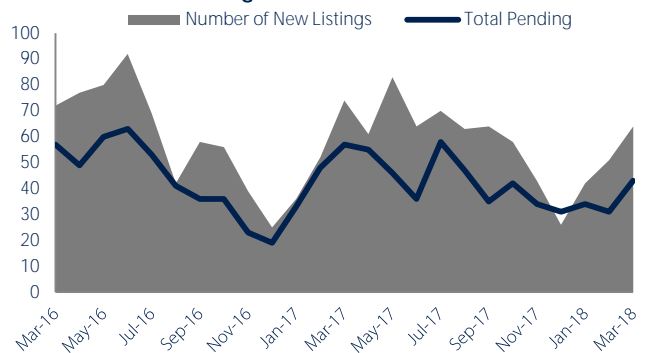
In March, there was 4.1 months of supply available in Mt Washington and Roland Park, compared to 2.9 in March 2017. That is an increase of 41% versus a year ago.

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.

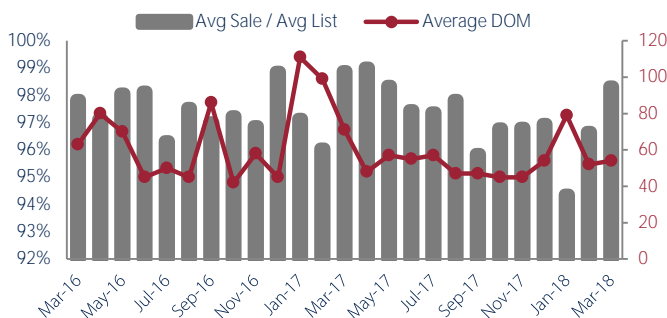
## New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Mt Washington and Roland Park compared to 74 in March 2017, a decrease of 14%. There were 43 current contracts pending sale this March compared to 57 a year ago. The number of current contracts is 25% lower 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 Mt Washington and Roland Park was 98.3% 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 54, lower than the average last year, which was 71, a decrease of 24%.



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