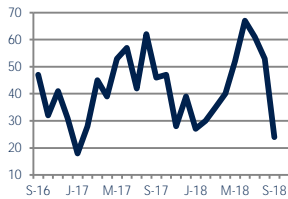


Zip Code(s): 21209 and 21210

Units Sold

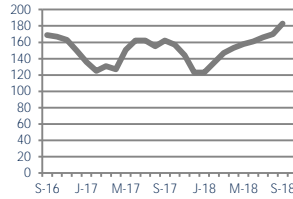
24



Down
Vs. Year Ago

Active Inventory

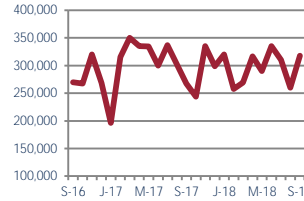
183



Up 13%
Vs. Year Ago

Median Sale Price

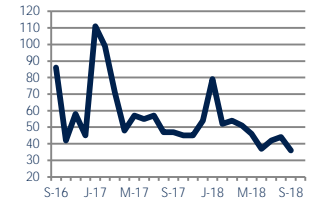
\$318,000



Up 19%
Vs. Year Ago

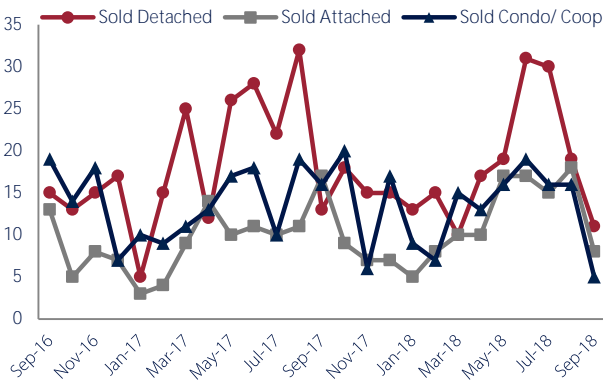
Days On Market

36



Down -23%
Vs. Year Ago

Units Sold*



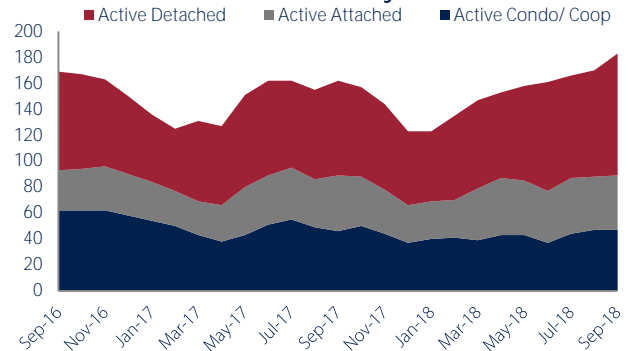
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 24 sold this month in Mt Washington and Roland Park. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 13%. The total number of active inventory this September was 183 compared to 162 in September 2017. This month's total of 183 is higher than the previous month's total supply of available inventory of 170, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Mt Washington and Roland Park Homes was \$267,500. This September, the median sale price was \$318,000, an increase of 19% or \$50,500 compared to last year. The current median sold price is 22% higher than in August.

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.



The Long & Foster Market Minute™

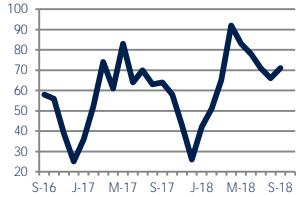
Focus On: Mt Washington and Roland Park Housing Market

September 2018

Zip Code(s): 21209 and 21210

New Listings

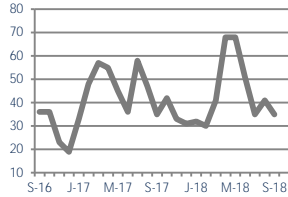
71



Up 11%
Vs. Year Ago

Current Contracts

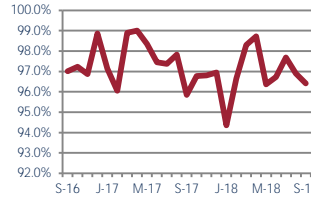
35



No Change
Vs. Year Ago

Sold Vs. List Price

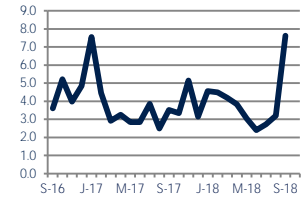
96.4%



Up 0.6%
Vs. Year Ago

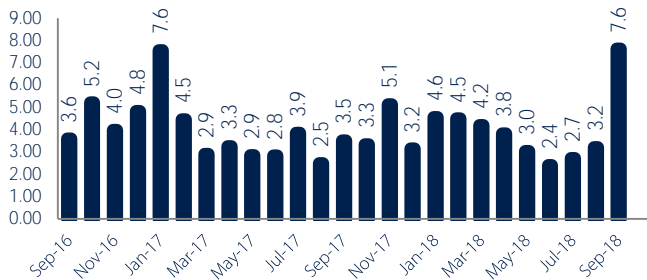
Months of Supply

7.6



Up 117%
Vs. Year Ago

Months Of Supply



Months of Supply

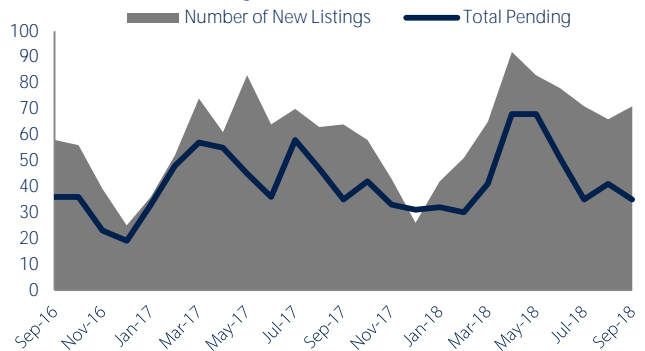
In September, there was 7.6 months of supply available in Mt Washington and Roland Park, compared to 3.5 in September 2017. That is an increase of 117% versus a year ago.

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.

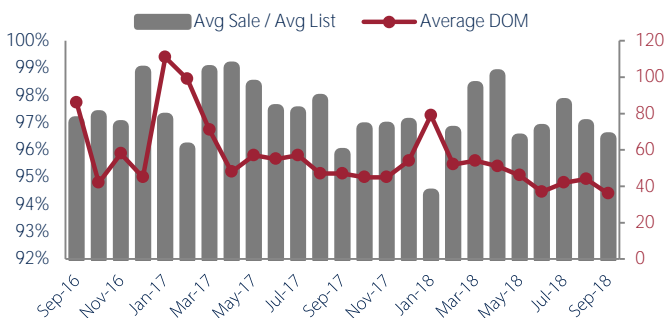
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Mt Washington and Roland Park compared to 64 in September 2017, an increase of 11%. There were 35 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 15% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Mt Washington and Roland Park was 96.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 47, a decrease of 23%.



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