



The Long & Foster Market Minute™

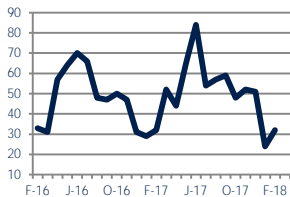
Focus On: Roland Park, Hampden, and Medfield Housing Market

February 2018

Zip Code(s): 21211 and 21210

Units Sold

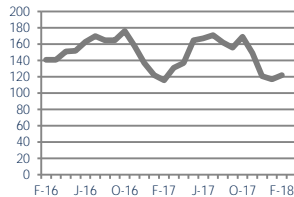
32



No Change
Vs. Year Ago

Active Inventory

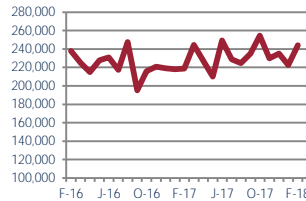
122



Up 5%
Vs. Year Ago

Median Sale Price

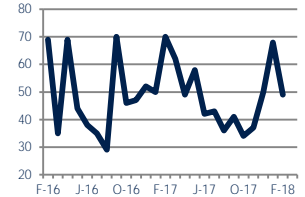
\$244,000



Up 11%
Vs. Year Ago

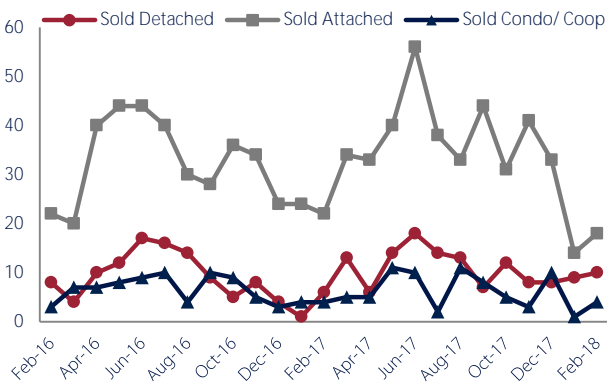
Days On Market

49



Down -30%
Vs. Year Ago

Units Sold*



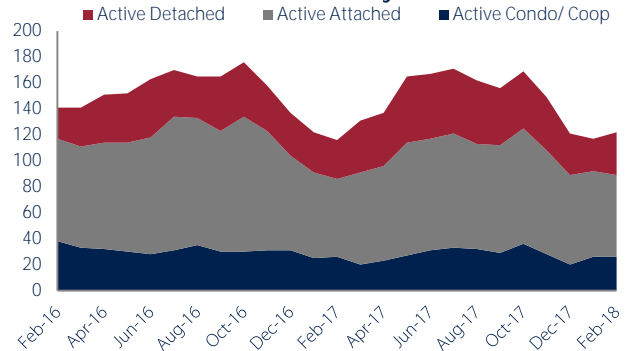
Units Sold

There was an increase in total units sold in February, with 32 sold this month in Roland Park, Hampden, and Medfield, an increase of 33%. This month's total units sold is similar compared to a year ago.

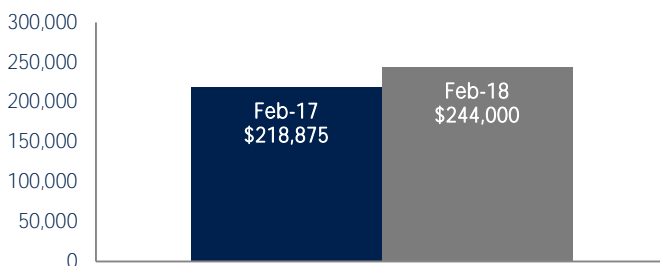
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 5%. The total number of active inventory this February was 122 compared to 116 in February 2017. This month's total of 122 is higher than the previous month's total supply of available inventory of 117, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Roland Park, Hampden, and Medfield Homes was \$218,875. This February, the median sale price was \$244,000, an increase of 11% or \$25,125 compared to last year. The current median sold price is 10% higher than in January.

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

Roland Park, Hampden, and Medfield are defined as properties listed in zip code/s 21211 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.



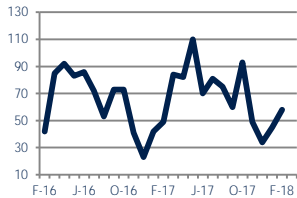
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21211 and 21210

New Listings

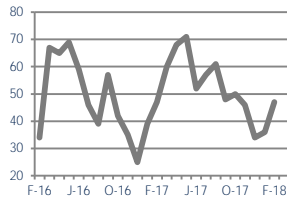
58



Up 18%
Vs. Year Ago

Current Contracts

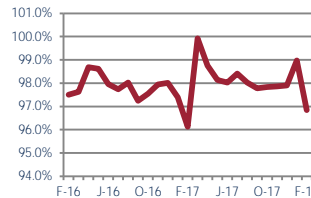
47



No Change
Vs. Year Ago

Sold Vs. List Price

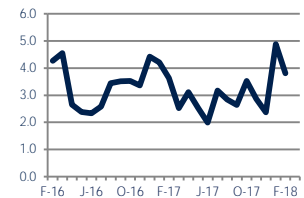
96.8%



Up 0.7%
Vs. Year Ago

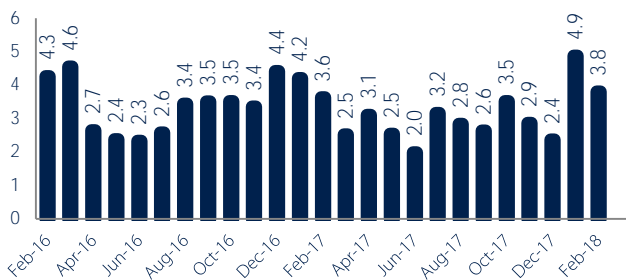
Months of Supply

3.8



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

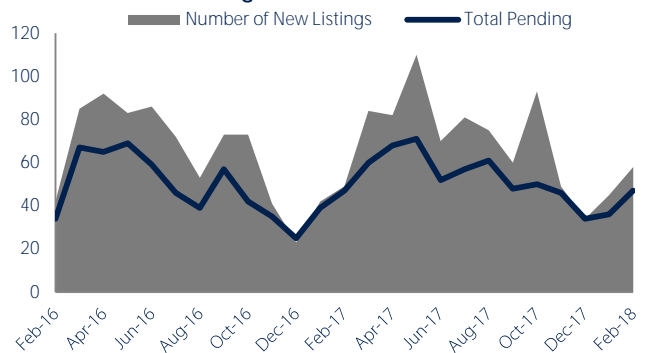
In February, there was 3.8 months of supply available in Roland Park, Hampden, and Medfield, compared to 3.6 in February 2017. That is an increase of 5% versus a year ago.

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.

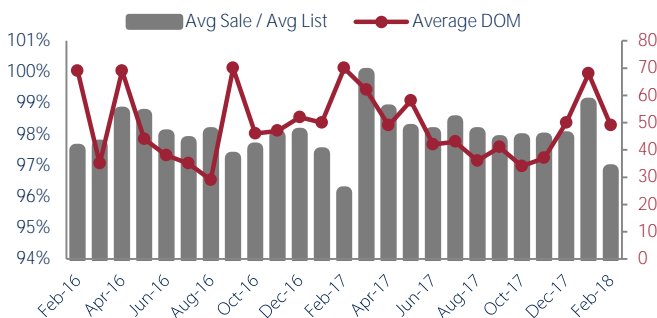
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 49 in February 2017, an increase of 18%. There were 47 current contracts pending sale this February, consistent with the volume a year ago. The number of current contracts is 31% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Roland Park, Hampden, and Medfield was 96.8% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 70, a decrease of 30%.



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