



# The Long & Foster Market Minute™

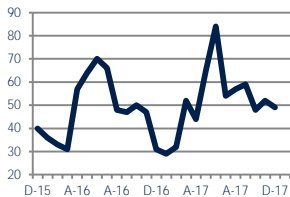
**Focus On:** Roland Park, Hampden, and Medfield Housing Market

December 2017

Zip Code(s): 21211 and 21210

## Units Sold

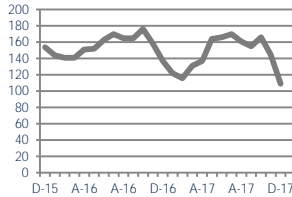
49



**Up**  
Vs. Year Ago

## Active Inventory

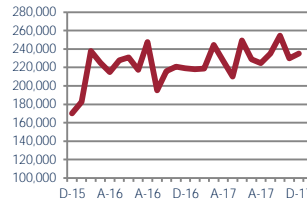
109



**Down -20%**  
Vs. Year Ago

## Median Sale Price

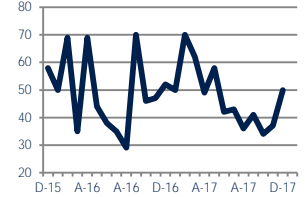
\$235,000



**Up 7%**  
Vs. Year Ago

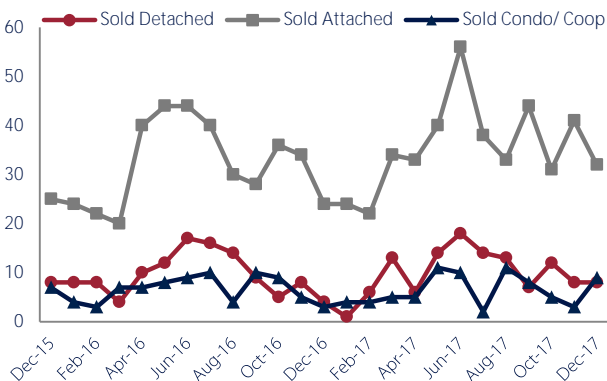
## Days On Market

50



**Down -4%**  
Vs. Year Ago

## Units Sold\*



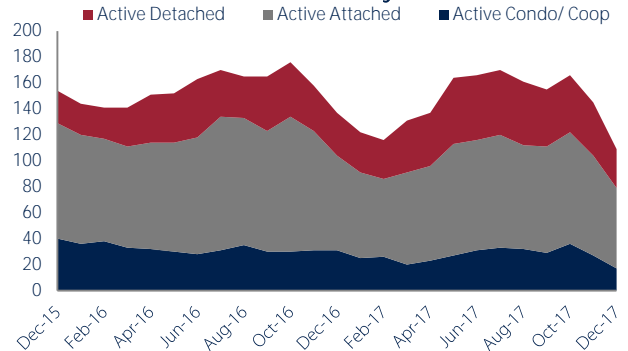
## Units Sold

There was a decrease in total units sold in December, with 49 sold this month in Roland Park, Hampden, and Medfield. 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 28 units or 20%. The total number of active inventory this December was 109 compared to 137 in December 2016. This month's total of 109 is lower than the previous month's total supply of available inventory of 145, a decrease of 25%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Roland Park, Hampden, and Medfield Homes was \$219,000. This December, the median sale price was \$235,000, an increase of 7% or \$16,000 compared to last year. The current median sold price is 2% higher 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.

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.



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INTERNATIONAL REAL ESTATE





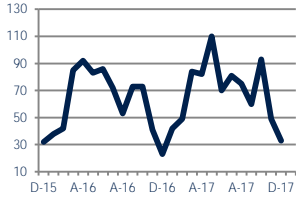
## Focus On: Roland Park, Hampden, and Medfield Housing Market

December 2017

Zip Code(s): 21211 and 21210

### New Listings

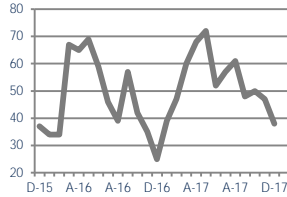
33



Up 43%  
Vs. Year Ago

### Current Contracts

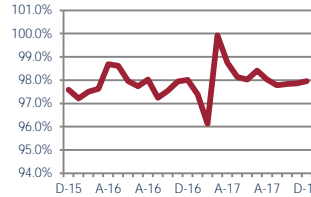
38



Up 52%  
Vs. Year Ago

### Sold Vs. List Price

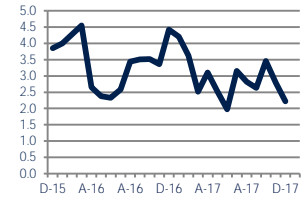
98.0%



No Change  
Vs. Year Ago

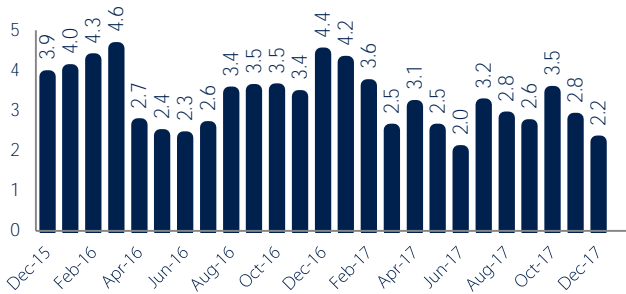
### Months of Supply

2.2



Down -50%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

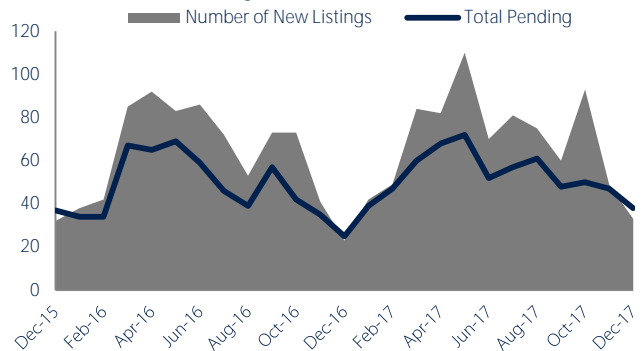
In December, there was 2.2 months of supply available in Roland Park, Hampden, and Medfield, compared to 4.4 in December 2016. That is a decrease of 50% versus a year ago.

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.

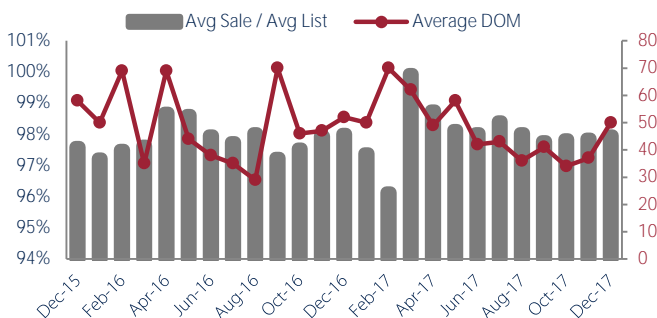
### New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 23 in December 2016, an increase of 43%. There were 38 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 52% 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 Roland Park, Hampden, and Medfield was 98.0% 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 50, lower than the average last year, which was 52, a decrease of 4%.



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