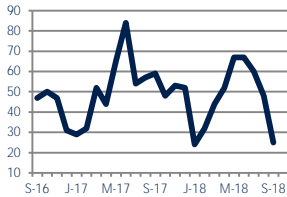


Zip Code(s): 21211 and 21210

### Units Sold

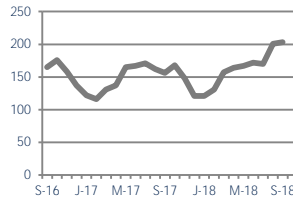
25



**Down**  
Vs. Year Ago

### Active Inventory

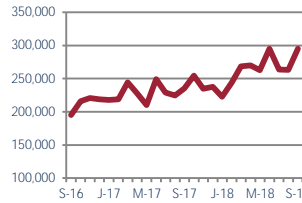
203



**Up 30%**  
Vs. Year Ago

### Median Sale Price

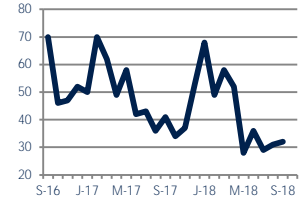
\$295,000



**Up**  
Vs. Year Ago

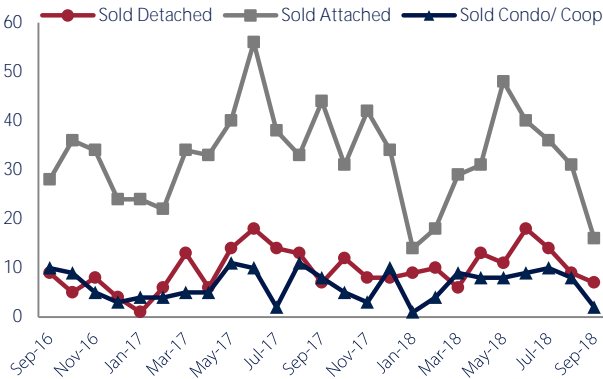
### Days On Market

32



**Down -22%**  
Vs. Year Ago

### Units Sold\*



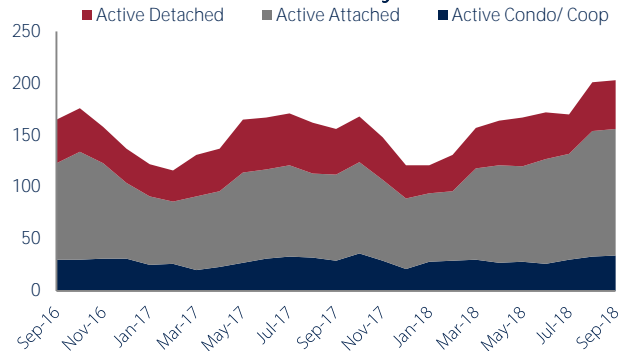
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 25 sold this month in Roland Park, Hampden, and Medfield. This month's total units sold was lower than at this time last year, a decrease from September 2017.

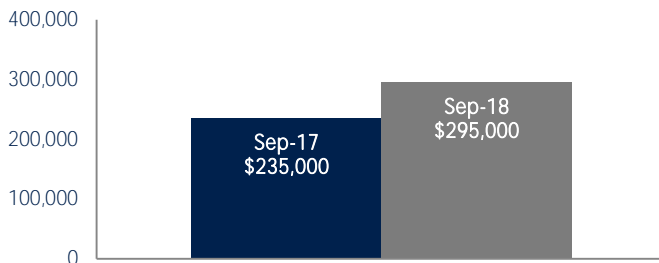
### Active Inventory

Versus last year, the total number of homes available this month is higher by 47 units or 30%. The total number of active inventory this September was 203 compared to 156 in September 2017. This month's total of 203 is higher than the previous month's total supply of available inventory of 201, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Roland Park, Hampden, and Medfield Homes was \$235,000. This September, the median sale price was \$295,000, an increase of \$60,000 compared to last year. The current median sold price is 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.



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.





# The Long & Foster Market Minute™

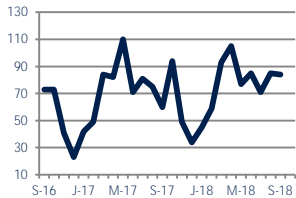
**Focus On:** Roland Park, Hampden, and Medfield Housing Market

September 2018

Zip Code(s): 21211 and 21210

## New Listings

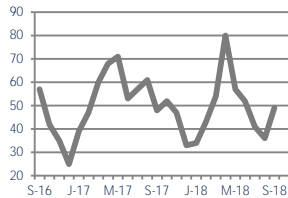
84



Up 40%  
Vs. Year Ago

## Current Contracts

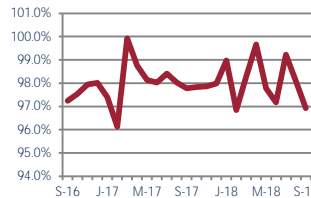
49



Up 2%  
Vs. Year Ago

## Sold Vs. List Price

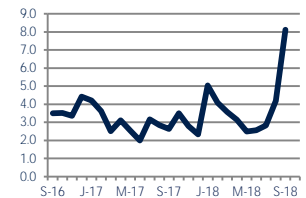
96.9%



Down -0.9%  
Vs. Year Ago

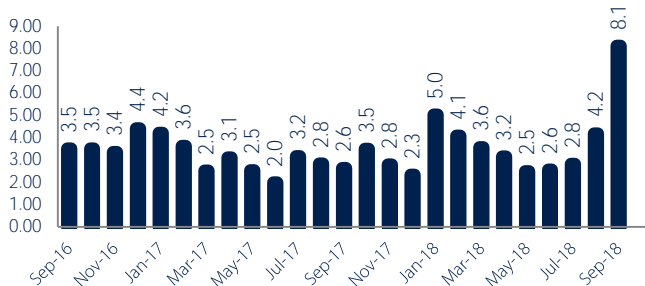
## Months of Supply

8.1



Up 208%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

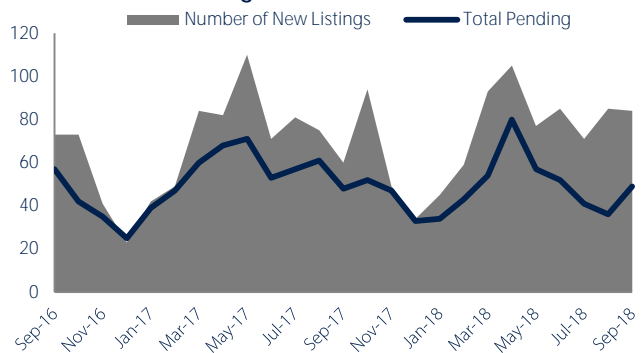
In September, there was 8.1 months of supply available in Roland Park, Hampden, and Medfield, compared to 2.6 in September 2017. That is an increase of 207% versus a year ago.

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.

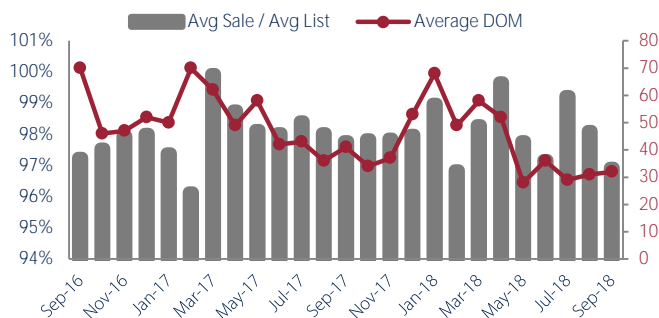
## New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 60 in September 2017, an increase of 40%. There were 49 current contracts pending sale this September compared to 48 a year ago. The number of current contracts is 2% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Roland Park, Hampden, and Medfield was 96.9% of the average list price, which is 0.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 41, a decrease of 22%.



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