



The Long & Foster Market Minute™

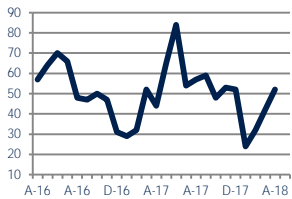
Focus On: Roland Park, Hampden, and Medfield Housing Market

April 2018

Zip Code(s): 21211 and 21210

Units Sold

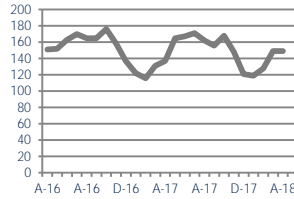
52



Up 18%
Vs. Year Ago

Active Inventory

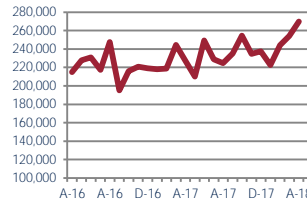
149



Up 9%
Vs. Year Ago

Median Sale Price

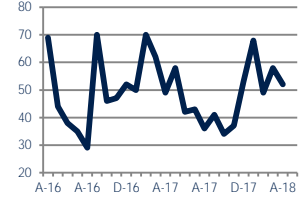
\$269,750



Up 19%
Vs. Year Ago

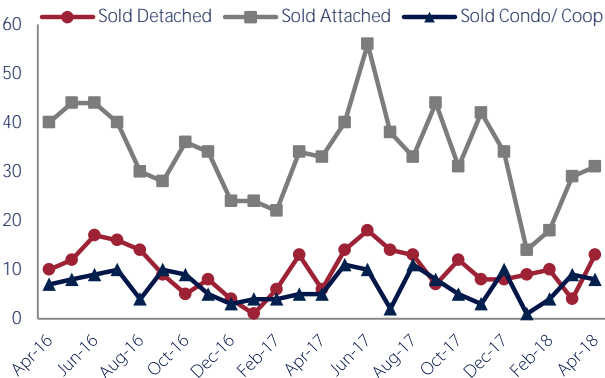
Days On Market

52



Up 6%
Vs. Year Ago

Units Sold*



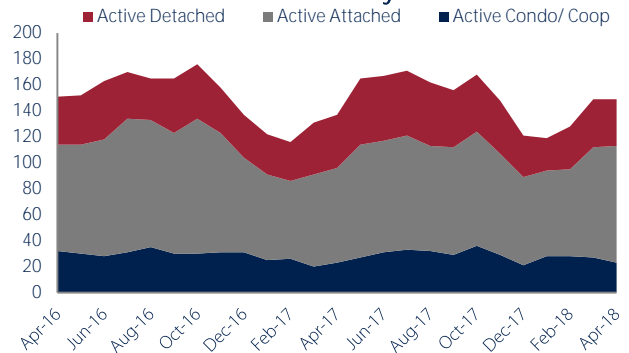
Units Sold

There was an increase in total units sold in April, with 52 sold this month in Roland Park, Hampden, and Medfield versus 42 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 18% versus April 2017.

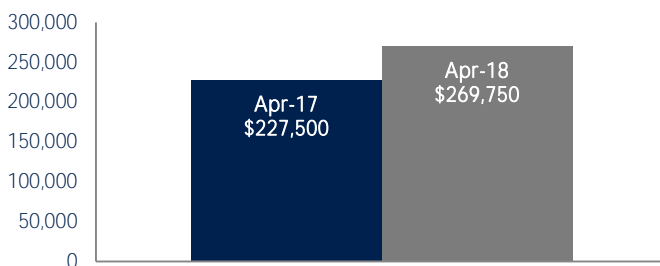
Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 9%. The total number of active inventory this April was 149 compared to 137 in April 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Roland Park, Hampden, and Medfield Homes was \$227,500. This April, the median sale price was \$269,750, an increase of 19% or \$42,250 compared to last year. The current median sold price is 6% higher than in March.

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.



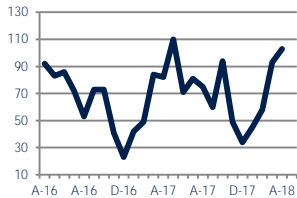
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21211 and 21210

New Listings

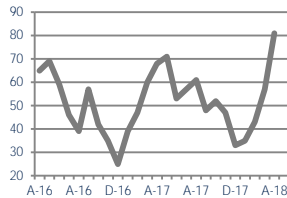
103



Up 26%
Vs. Year Ago

Current Contracts

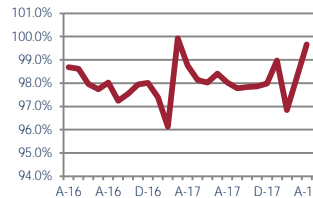
81



Up 19%
Vs. Year Ago

Sold Vs. List Price

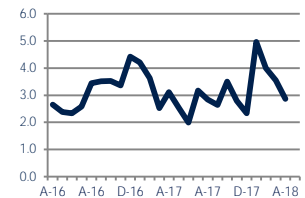
99.7%



Up 0.9%
Vs. Year Ago

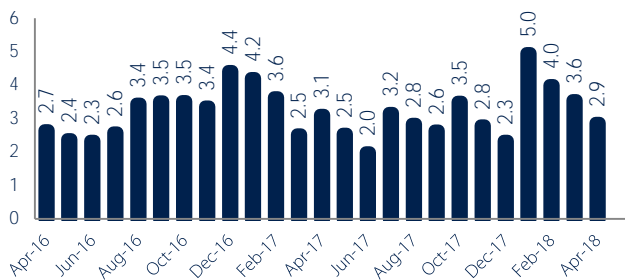
Months of Supply

2.9



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

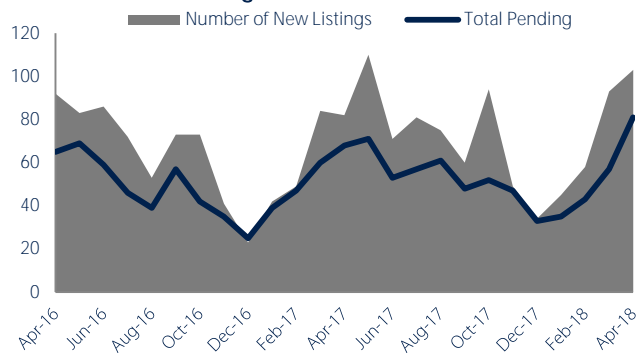
In April, there was 2.9 months of supply available in Roland Park, Hampden, and Medfield, compared to 3.1 in April 2017. That is a decrease of 8% versus a year ago.

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.

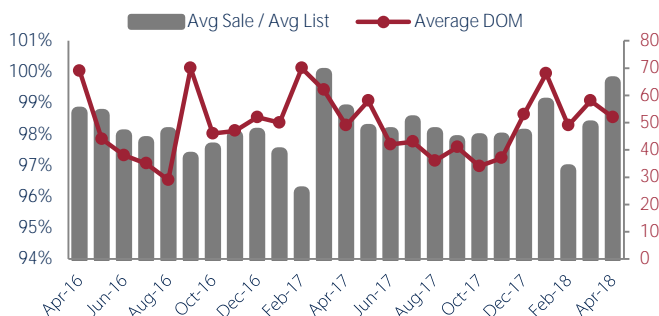
New Listings & Current Contracts

This month there were 103 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 82 in April 2017, an increase of 26%. There were 81 current contracts pending sale this April compared to 68 a year ago. The number of current contracts is 19% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Roland Park, Hampden, and Medfield was 99.7% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 49, an increase of 6%.



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