

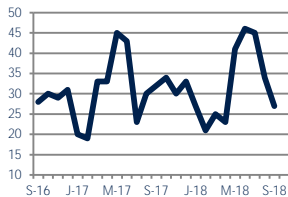
## Focus On: Rosedale Housing Market

September 2018

Zip Code(s): 21237

### Units Sold

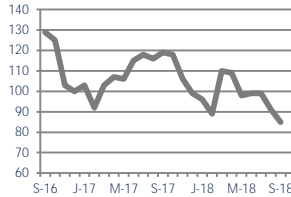
27



Down -16%  
Vs. Year Ago

### Active Inventory

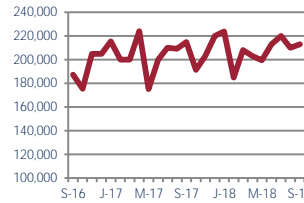
85



Down -29%  
Vs. Year Ago

### Median Sale Price

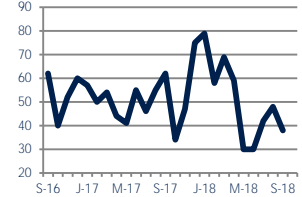
\$213,000



Down -1%  
Vs. Year Ago

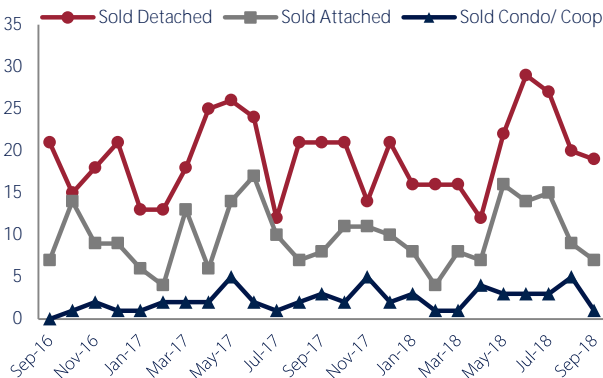
### Days On Market

38



Down -39%  
Vs. Year Ago

### Units Sold\*



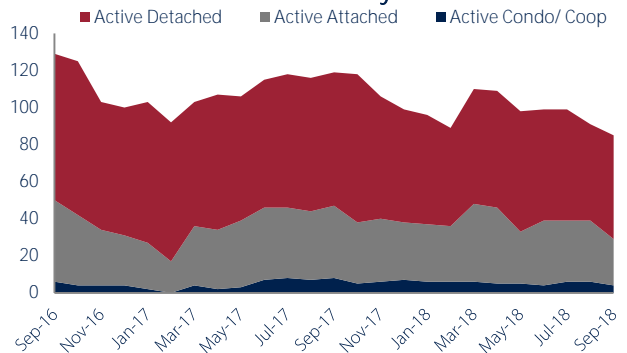
### Units Sold

There was a decrease in total units sold in September, with 27 sold this month in Rosedale versus 34 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2017.

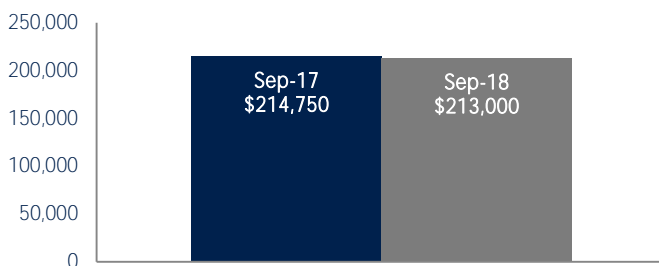
### Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 29%. The total number of active inventory this September was 85 compared to 119 in September 2017. This month's total of 85 is lower than the previous month's total supply of available inventory of 91, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Rosedale Homes was \$214,750. This September, the median sale price was \$213,000, a decrease of 1% or \$1,750 compared to last year. The current median sold price is 1% 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.



Rosedale are defined as properties listed in zip code/s 21237.

\*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.



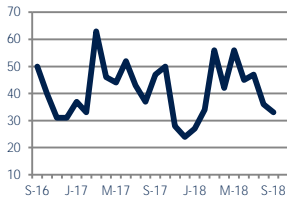
## Focus On: Rosedale Housing Market

September 2018

Zip Code(s): 21237

### New Listings

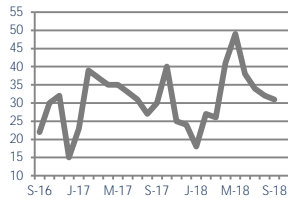
33



Down -30%  
Vs. Year Ago

### Current Contracts

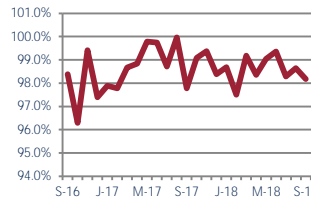
31



Up 3%  
Vs. Year Ago

### Sold Vs. List Price

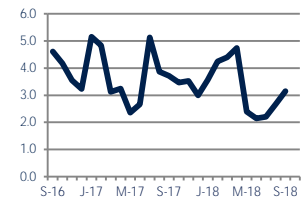
98.2%



No Change  
Vs. Year Ago

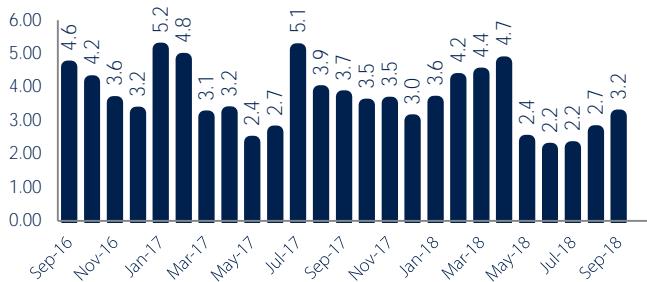
### Months of Supply

3.2



Down -15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

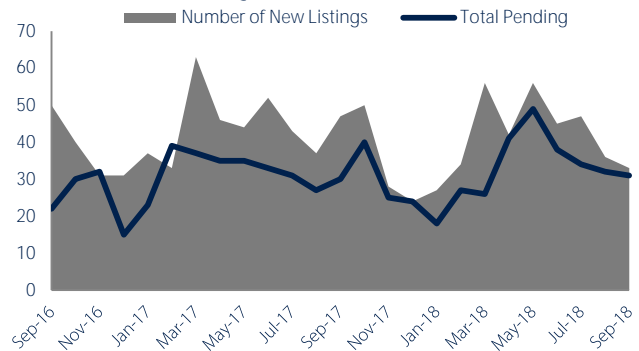
In September, there was 3.1 months of supply available in Rosedale, compared to 3.7 in September 2017. That is a decrease of 15% versus a year ago.

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.

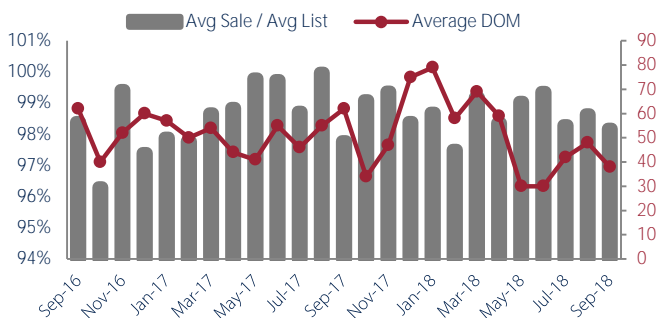
### New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Rosedale compared to 47 in September 2017, a decrease of 30%. There were 31 current contracts pending sale this September compared to 30 a year ago. The number of current contracts is 3% 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 Rosedale was 98.2% 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 38, lower than the average last year, which was 62, a decrease of 39%.



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