



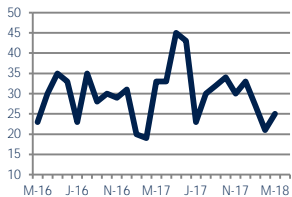
Focus On: Rosedale Housing Market

March 2018

Zip Code(s): 21237

Units Sold

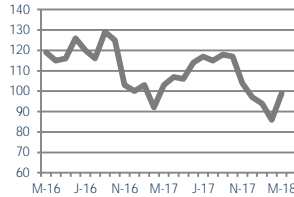
25



Down -24%
Vs. Year Ago

Active Inventory

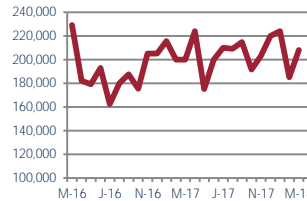
99



Down -4%
Vs. Year Ago

Median Sale Price

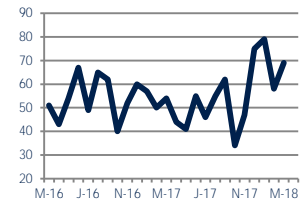
\$208,000



Up 4%
Vs. Year Ago

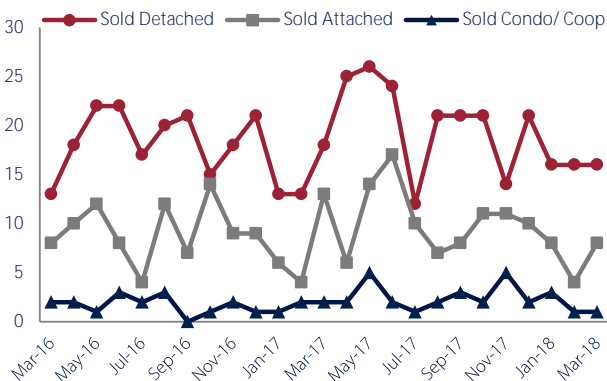
Days On Market

69



Up 28%
Vs. Year Ago

Units Sold*



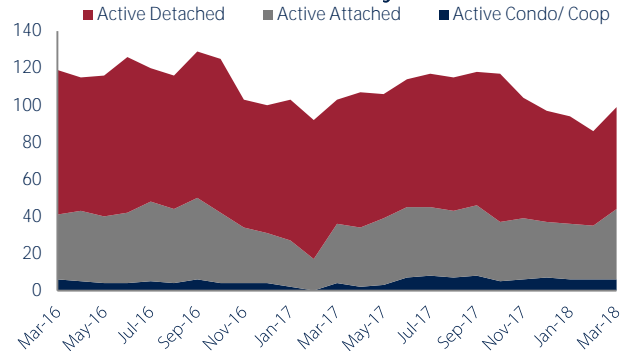
Units Sold

There was an increase in total units sold in March, with 25 sold this month in Rosedale versus 21 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 24% versus March 2017.

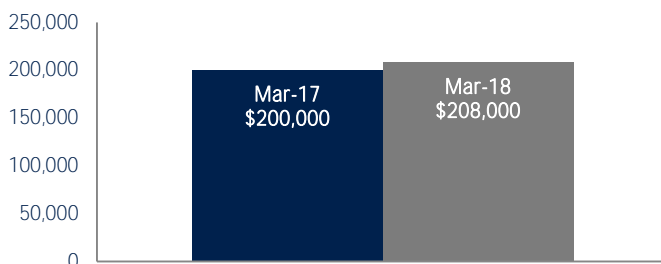
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 4%. The total number of active inventory this March was 99 compared to 103 in March 2017. This month's total of 99 is higher than the previous month's total supply of available inventory of 86, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Rosedale Homes was \$200,000. This March, the median sale price was \$208,000, an increase of 4% or \$8,000 compared to last year. The current median sold price is 12% higher than in February.

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.



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INTERNATIONAL REAL ESTATE





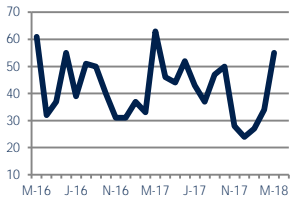
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New Listings

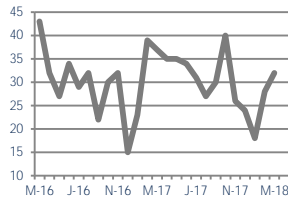
55



Down -13%
Vs. Year Ago

Current Contracts

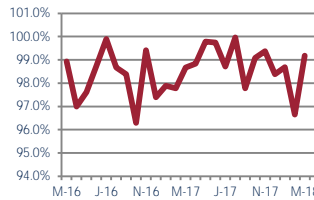
32



Down -14%
Vs. Year Ago

Sold Vs. List Price

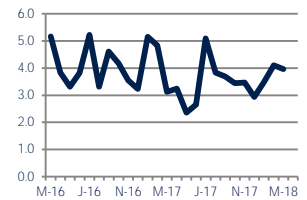
99.2%



Up 0.5%
Vs. Year Ago

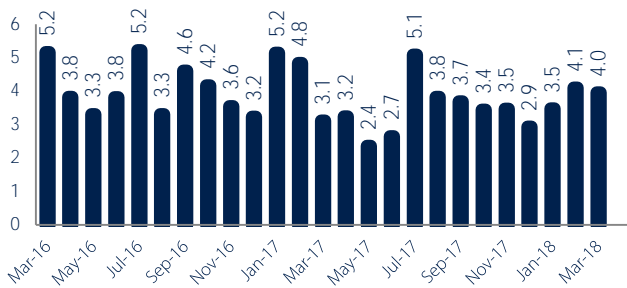
Months of Supply

4.0



Up 27%
Vs. Year Ago

Months Of Supply



Months of Supply

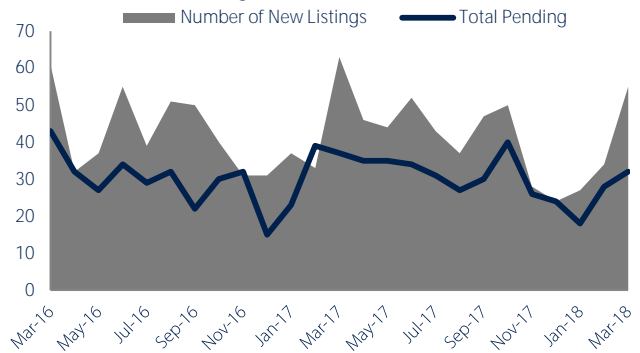
In March, there was 4.0 months of supply available in Rosedale, compared to 3.1 in March 2017. That is an increase of 27% versus a year ago.

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.

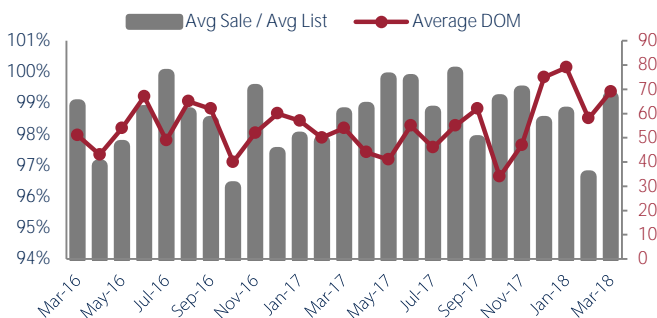
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Rosedale compared to 63 in March 2017, a decrease of 13%. There were 32 current contracts pending sale this March compared to 37 a year ago. The number of current contracts is 14% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Rosedale was 99.2% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 69, higher than the average last year, which was 54, an increase of 28%.



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