



The Long & Foster Market Minute™

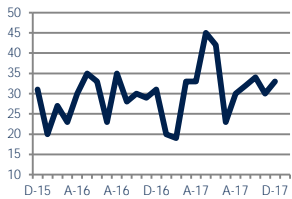
Focus On: **Rosedale Housing Market**

December 2017

Zip Code(s): 21237

Units Sold

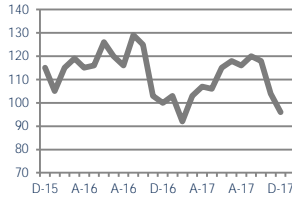
33



Up 6%
Vs. Year Ago

Active Inventory

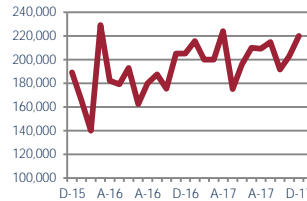
96



Down -4%
Vs. Year Ago

Median Sale Price

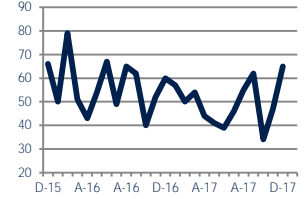
\$220,000



Up 7%
Vs. Year Ago

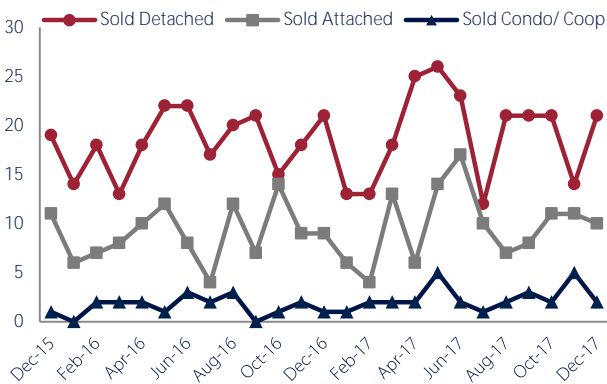
Days On Market

65



Up 8%
Vs. Year Ago

Units Sold*



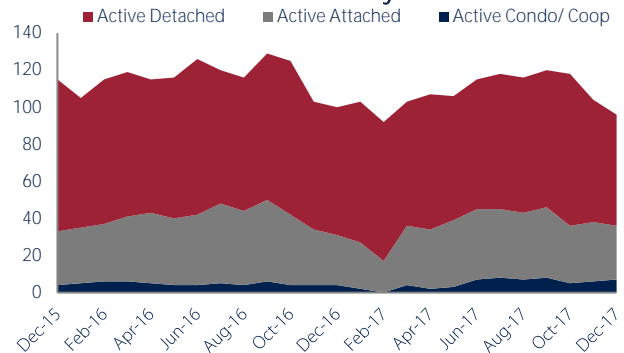
Units Sold

There was an increase in total units sold in December, with 33 sold this month in Rosedale versus 30 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 6% versus December 2016.

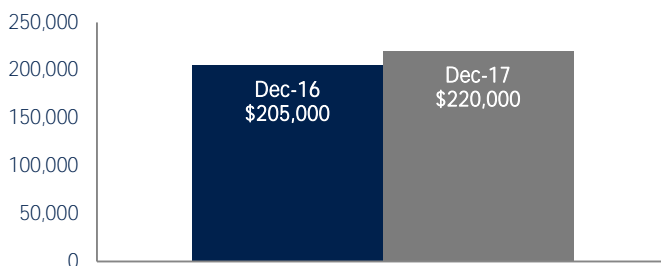
Active Inventory

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 December was 96 compared to 100 in December 2016. This month's total of 96 is lower than the previous month's total supply of available inventory of 104, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Rosedale Homes was \$205,000. This December, the median sale price was \$220,000, an increase of 7% or \$15,000 compared to last year. The current median sold price is 8% 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.



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.





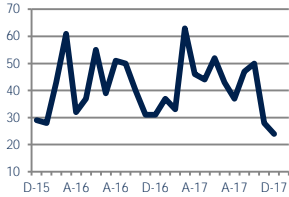
Focus On: Rosedale Housing Market

December 2017

Zip Code(s): 21237

New Listings

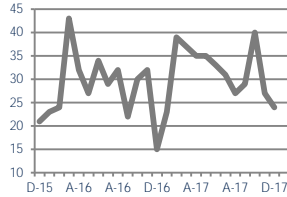
24



Down -23%
Vs. Year Ago

Current Contracts

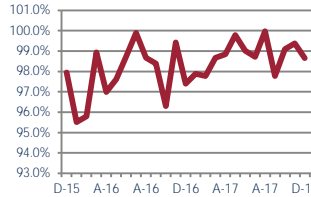
24



Up 60%
Vs. Year Ago

Sold Vs. List Price

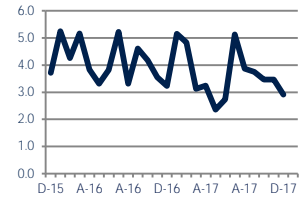
98.7%



Up 1.3%
Vs. Year Ago

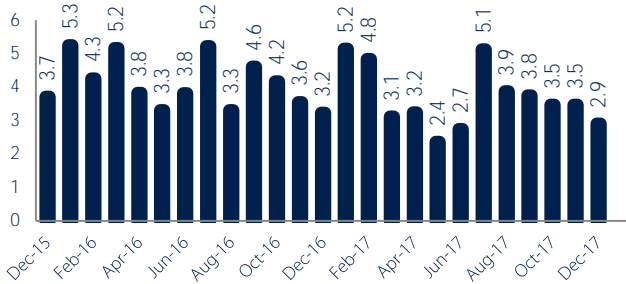
Months of Supply

2.9



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

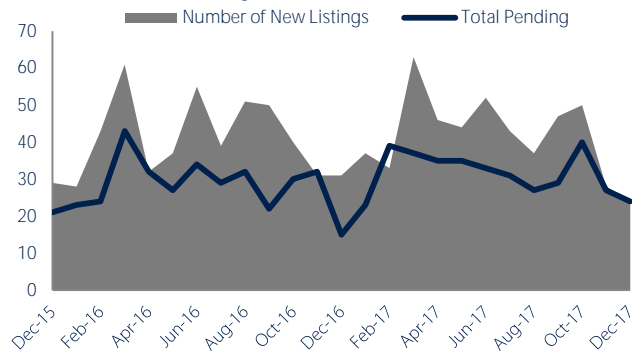
In December, there was 2.9 months of supply available in Rosedale, compared to 3.2 in December 2016. That is a decrease of 10% versus a year ago.

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.

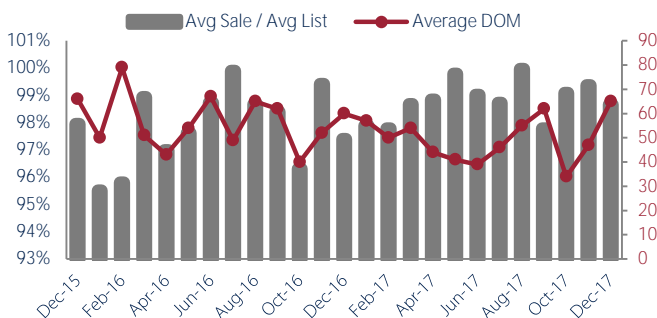
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Rosedale compared to 31 in December 2016, a decrease of 23%. There were 24 current contracts pending sale this December compared to 15 a year ago. The number of current contracts is 60% 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 Rosedale was 98.7% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 60, an increase of 8%.



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