



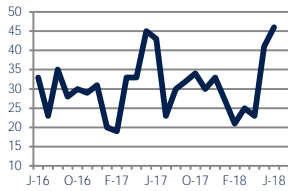
The Long & Foster Market Minute™

Focus On: Rosedale Housing Market

June 2018

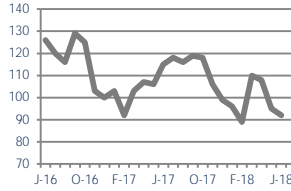
Zip Code(s): 21237

Units Sold
46



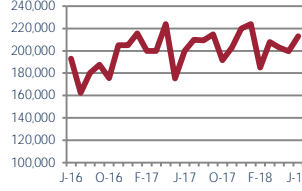
Up 7%
Vs. Year Ago

Active Inventory
92



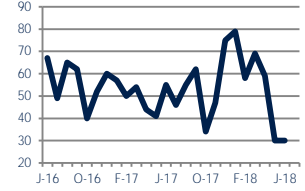
Down -20%
Vs. Year Ago

Median Sale Price
\$212,950



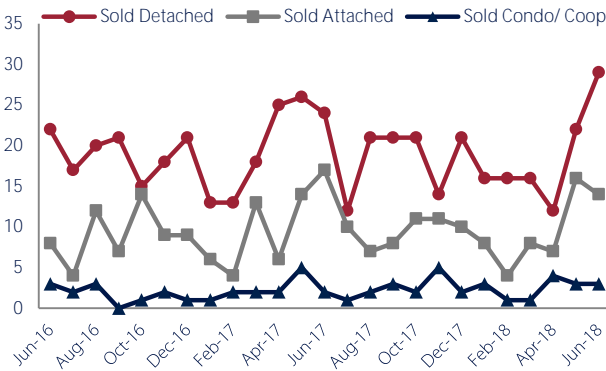
Up 6%
Vs. Year Ago

Days On Market
30



Down -45%
Vs. Year Ago

Units Sold*



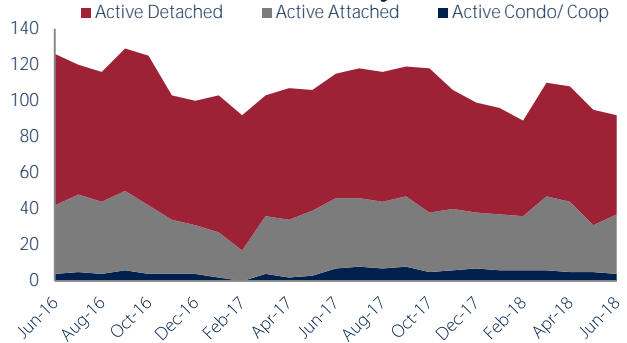
Units Sold

There was an increase in total units sold in June, with 46 sold this month in Rosedale versus 41 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 7% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 20%. The total number of active inventory this June was 92 compared to 115 in June 2017. This month's total of 92 is lower than the previous month's total supply of available inventory of 95, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Rosedale Homes was \$200,000. This June, the median sale price was \$212,950, an increase of 6% or \$12,950 compared to last year. The current median sold price is 7% higher than in May.

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.





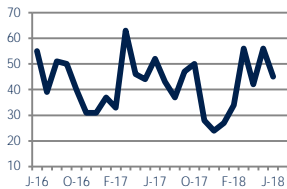
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June 2018

Zip Code(s): 21237

New Listings

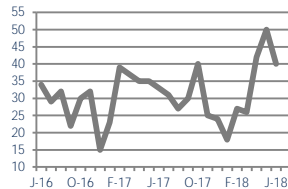
45



Down -13%
Vs. Year Ago

Current Contracts

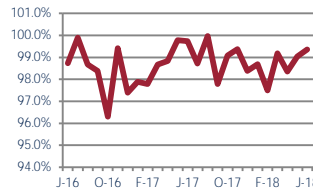
40



Up 21%
Vs. Year Ago

Sold Vs. List Price

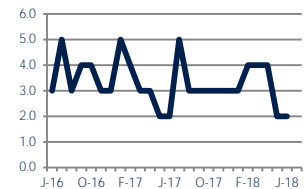
99.4%



No Change
Vs. Year Ago

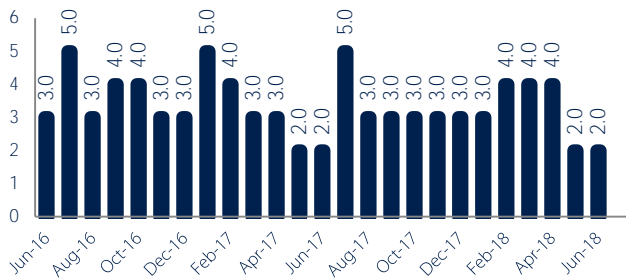
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

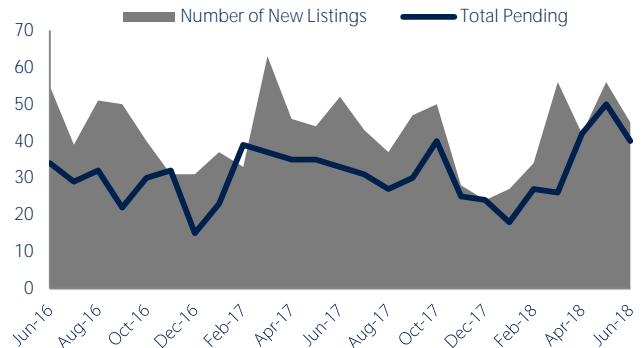
In June, there was 2.0 months of supply available in Rosedale, compared to 2.7 in June 2017. That is a decrease of 25% versus a year ago.

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.

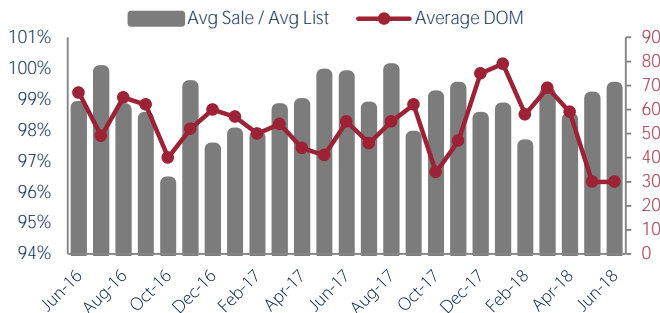
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Rosedale compared to 52 in June 2017, a decrease of 13%. There were 40 current contracts pending sale this June compared to 33 a year ago. The number of current contracts is 21% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Rosedale was 99.4% 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 30, lower than the average last year, which was 55, a decrease of 45%.



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