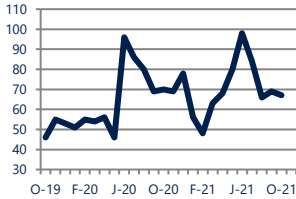




Zip Code(s): 21212 and 21210

Units Sold

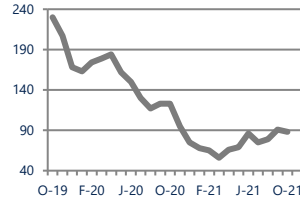
67



Down -4%
Vs. Year Ago

Active Inventory

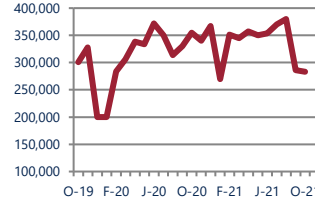
88



Down -28%
Vs. Year Ago

Median Sale Price

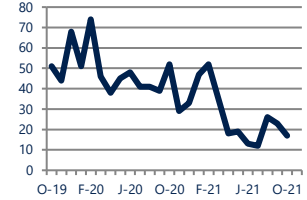
\$283,000



Down -20%
Vs. Year Ago

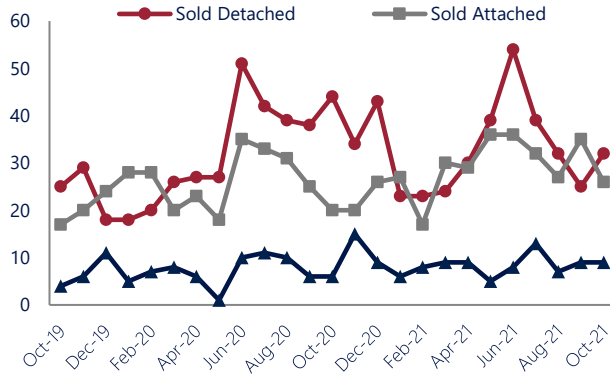
Days On Market

17



Down -67%
Vs. Year Ago

Units Sold*



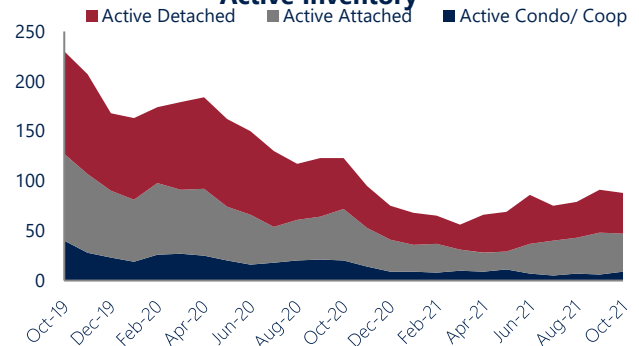
Units Sold

There was a decrease in total units sold in October, with 67 sold this month in Homeland, Roland Park, and Cedarcroft versus 69 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 4% versus October 2020.

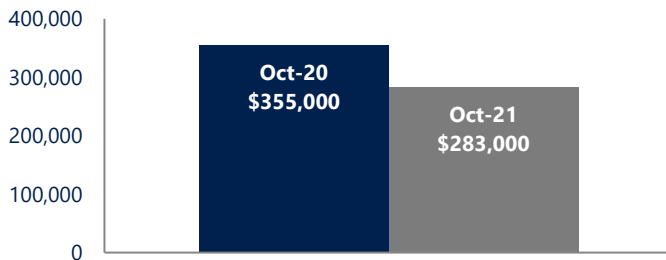
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 28%. The total number of active inventory this October was 88 compared to 123 in October 2020. This month's total of 88 is lower than the previous month's total supply of available inventory of 91, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$355,000. This October, the median sale price was \$283,000, a decrease of 20% or \$72,000 compared to last year. The current median sold price is 1% lower than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Homeland, Roland Park, and Cedarcroft are defined as properties listed in zip code/s 21212 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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

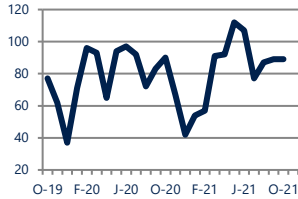




Zip Code(s): 21212 and 21210

New Listings

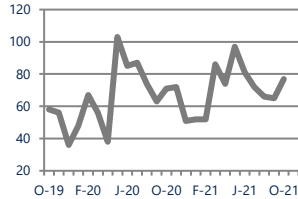
89



Down -1%
Vs. Year Ago

Current Contracts

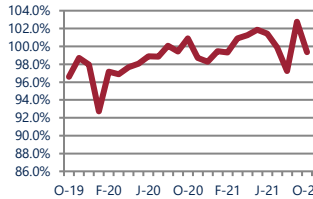
77



Up 8%
Vs. Year Ago

Sold Vs. List Price

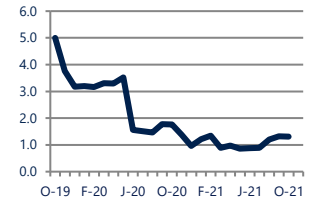
99.3%



Down -1.5%
Vs. Year Ago

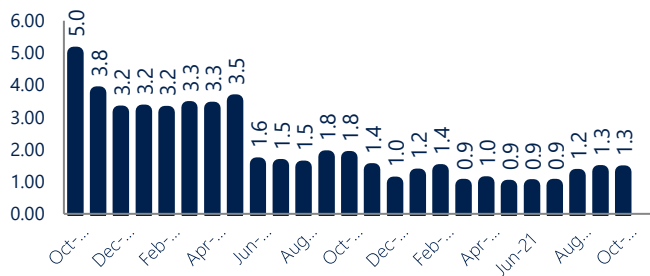
Months of Supply

1.3



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

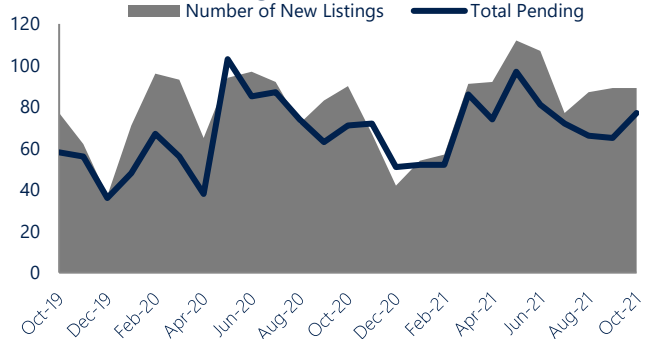
In October, there was 1.3 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 1.8 in October 2020. That is a decrease of 25% versus a year ago.

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.

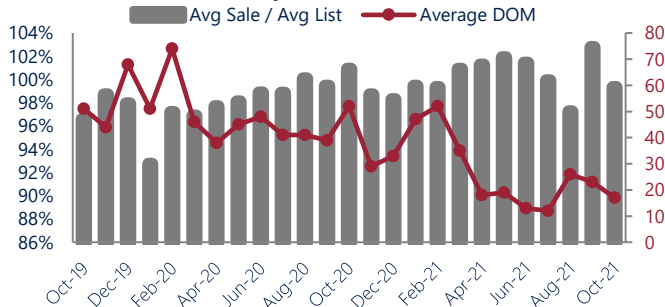
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 90 in October 2020, a decrease of 1%. There were 77 current contracts pending sale this October compared to 71 a year ago. The number of current contracts is 8% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Homeland, Roland Park, and Cedarcroft was 99.3% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 52, a decrease of 67%.

Homeland, Roland Park, and Cedarcroft are defined as properties listed in zip code/s 21212 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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

