



The Long & Foster Market Minute™

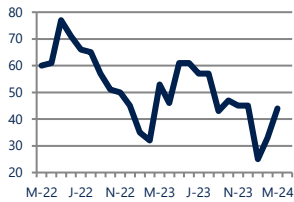
Focus On: Homeland, Roland Park, and Cedarcroft Housing Market

March 2024

Zip Code(s): 21212 and 21210

Units Sold

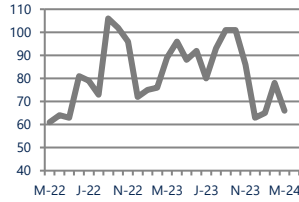
44



Down -17%
Vs. Year Ago

Active Inventory

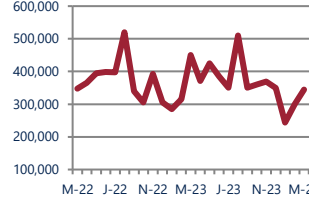
66



Down -26%
Vs. Year Ago

Median Sale Price

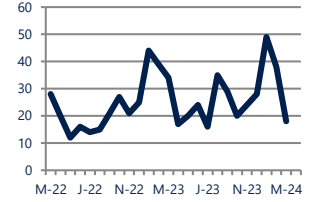
\$345,000



Down -23%
Vs. Year Ago

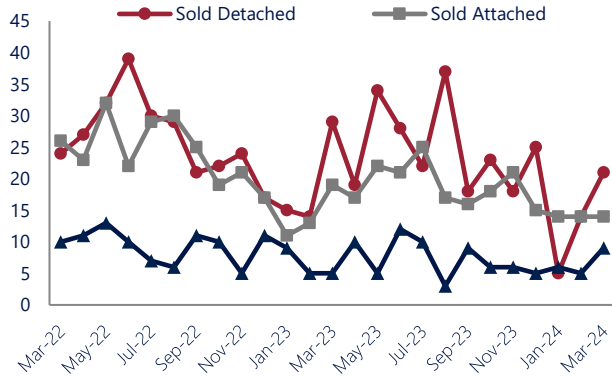
Days On Market

18



Down -47%
Vs. Year Ago

Units Sold*



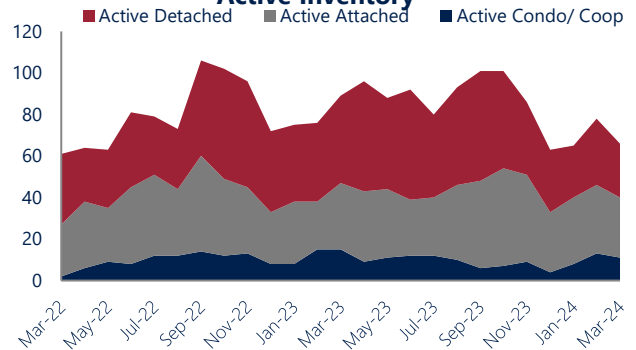
Units Sold

There was an increase in total units sold in March, with 44 sold this month in Homeland, Roland Park, and Cedarcroft versus 33 last month, an increase of 33%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2023.

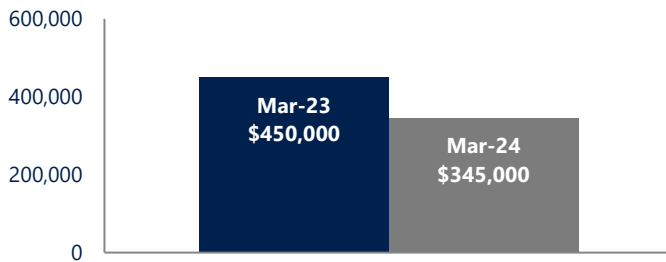
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 26%. The total number of active inventory this March was 66 compared to 89 in March 2023. This month's total of 66 is lower than the previous month's total supply of available inventory of 78, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$450,000. This March, the median sale price was \$345,000, a decrease of 23% or \$105,000 compared to last year. The current median sold price is 15% 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.

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.

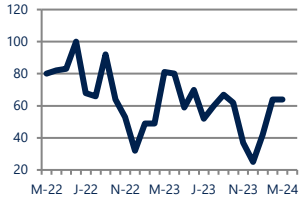
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 21212 and 21210

New Listings

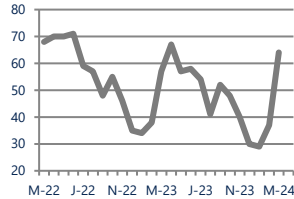
64



Down -21%
Vs. Year Ago

Current Contracts

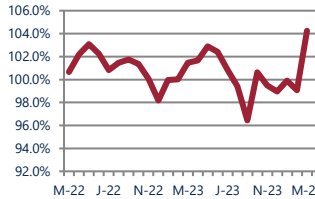
64



Up 12%
Vs. Year Ago

Sold Vs. List Price

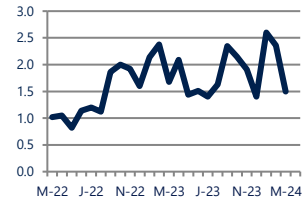
104.3%



Up 2.7%
Vs. Year Ago

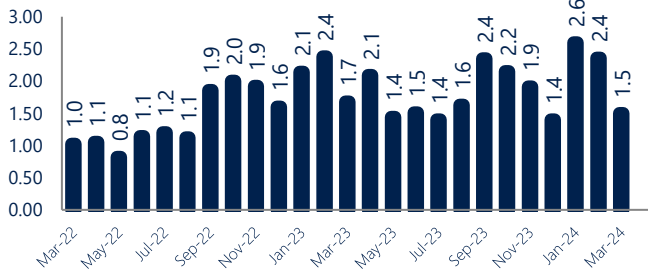
Months of Supply

1.5



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

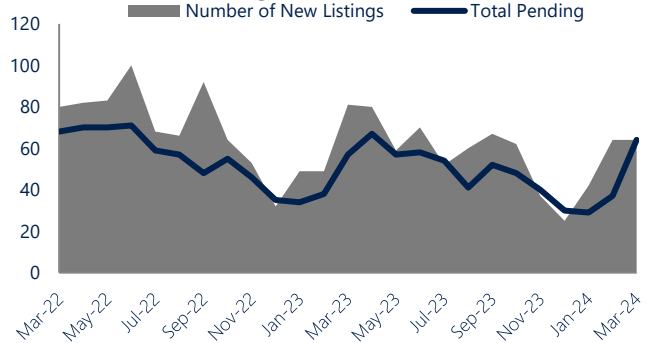
In March, there was 1.5 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 1.7 in March 2023. That is a decrease of 11% versus a year ago.

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.

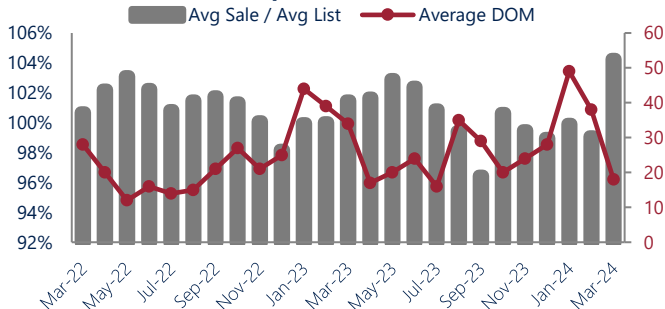
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 81 in March 2023, a decrease of 21%. There were 64 current contracts pending sale this March compared to 57 a year ago. The number of current contracts is 12% higher 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 Homeland, Roland Park, and Cedarcroft was 104.3% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 34, a decrease of 47%.

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