



The Long & Foster Market Minute™

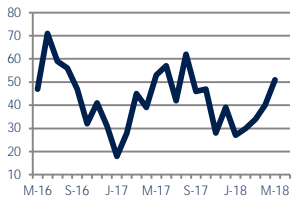
Focus On: Mt Washington and Roland Park Housing Market

May 2018

Zip Code(s): 21209 and 21210

Units Sold

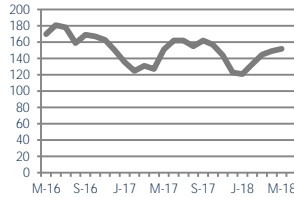
51



Down -4%
Vs. Year Ago

Active Inventory

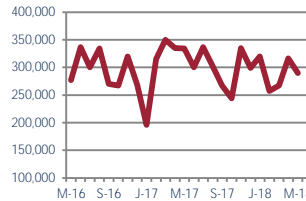
152



Up 1%
Vs. Year Ago

Median Sale Price

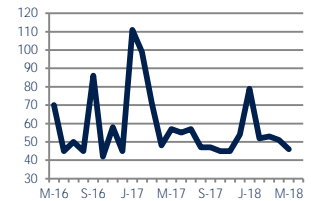
\$290,000



Down -13%
Vs. Year Ago

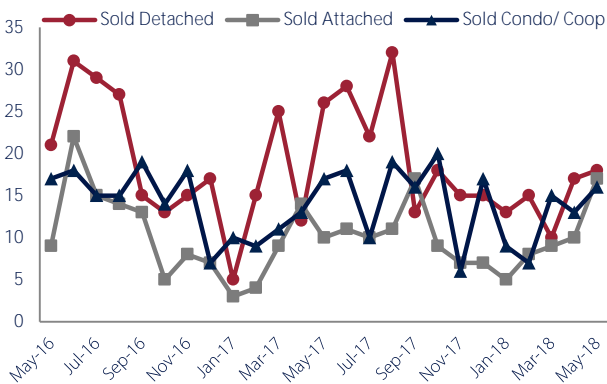
Days On Market

46



Down -19%
Vs. Year Ago

Units Sold*



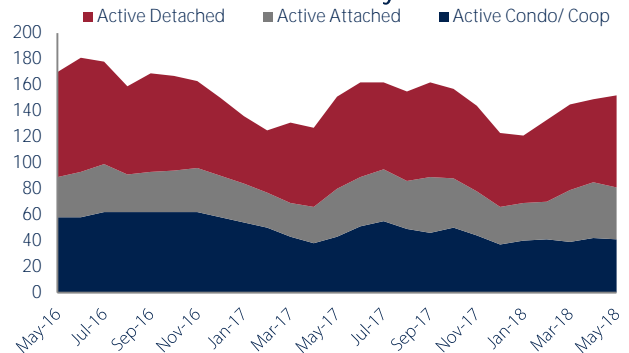
Units Sold

There was an increase in total units sold in May, with 51 sold this month in Mt Washington and Roland Park versus 40 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 4% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this May was 152 compared to 151 in May 2017. This month's total of 152 is higher than the previous month's total supply of available inventory of 149, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Mt Washington and Roland Park Homes was \$334,650. This May, the median sale price was \$290,000, a decrease of 13% or \$44,650 compared to last year. The current median sold price is 8% lower than in April.

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



*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.



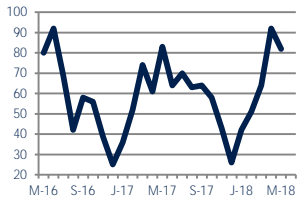
Focus On: Mt Washington and Roland Park Housing Market

May 2018

Zip Code(s): 21209 and 21210

New Listings

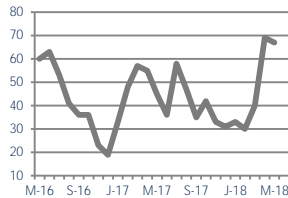
82



Down -1%
Vs. Year Ago

Current Contracts

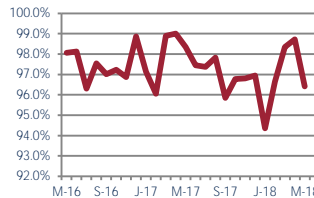
67



Up 49%
Vs. Year Ago

Sold Vs. List Price

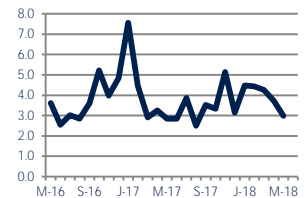
96.4%



Down -2%
Vs. Year Ago

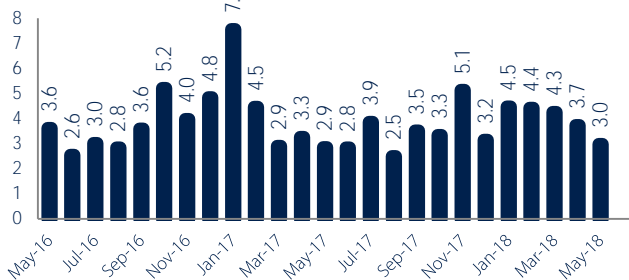
Months of Supply

3.0



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

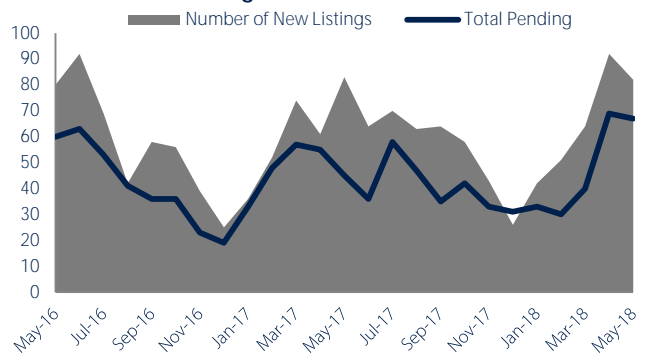
In May, there was 3.0 months of supply available in Mt Washington and Roland Park, compared to 2.8 in May 2017. That is an increase of 5% versus a year ago.

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.

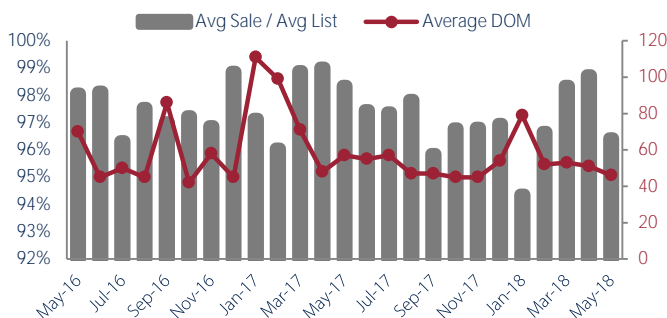
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Mt Washington and Roland Park compared to 83 in May 2017, a decrease of 1%. There were 67 current contracts pending sale this May compared to 45 a year ago. The number of current contracts is 49% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Mt Washington and Roland Park was 96.4% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 57, a decrease of 19%.



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