



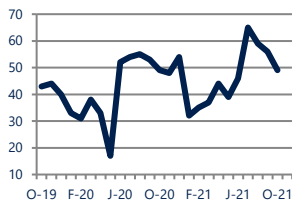
Focus On: Mt Washington and Roland Park Housing Market

October 2021

Zip Code(s): 21209 and 21210

Units Sold

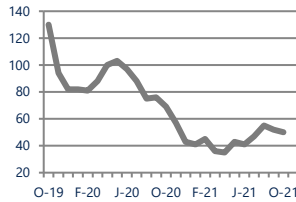
49



No Change
Vs. Year Ago

Active Inventory

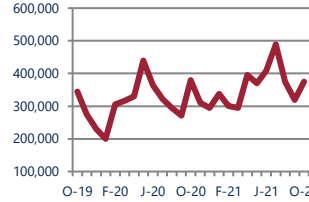
50



Down -28%
Vs. Year Ago

Median Sale Price

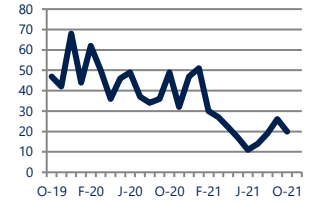
\$375,000



Down -1%
Vs. Year Ago

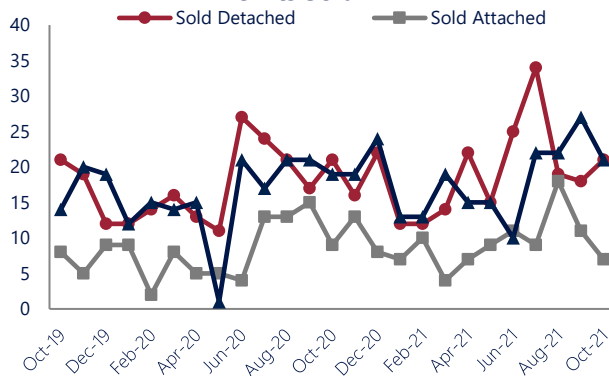
Days On Market

20



Down -59%
Vs. Year Ago

Units Sold*



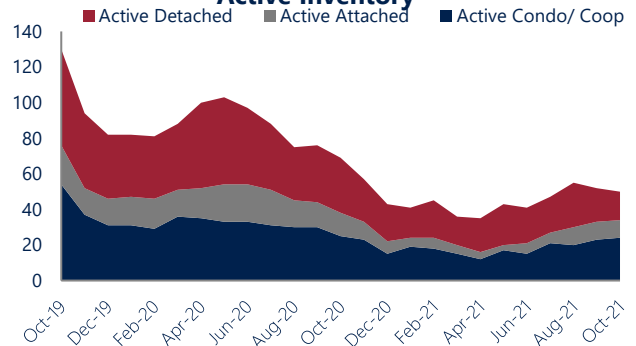
Units Sold

There was a decrease in total units sold in October, with 49 sold this month in Mt Washington and Roland Park, a decrease of 13%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 28%. The total number of active inventory this October was 50 compared to 69 in October 2020. This month's total of 50 is lower than the previous month's total supply of available inventory of 52, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Mt Washington and Roland Park Homes was \$380,000. This October, the median sale price was \$375,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 18% higher 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.



*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.

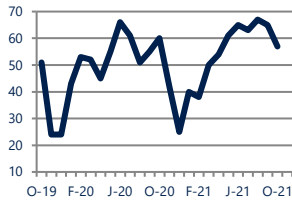




Zip Code(s): 21209 and 21210

New Listings

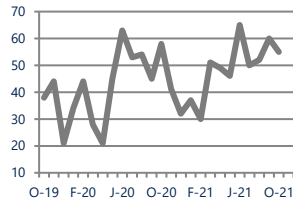
57



Down -5%
Vs. Year Ago

Current Contracts

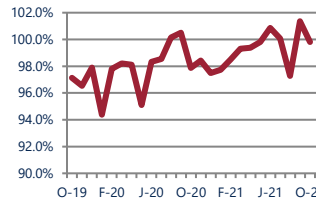
55



Down -5%
Vs. Year Ago

Sold Vs. List Price

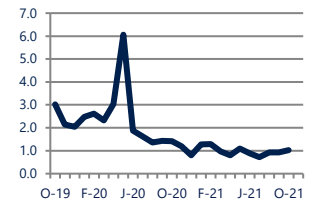
99.8%



Up 2%
Vs. Year Ago

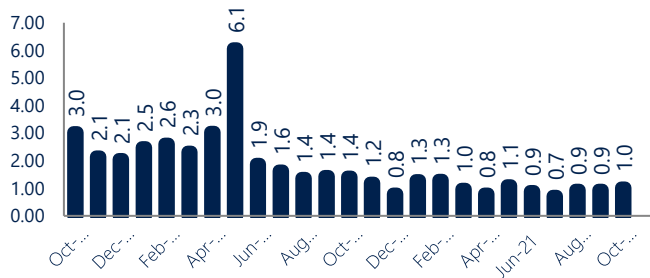
Months of Supply

1.0



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

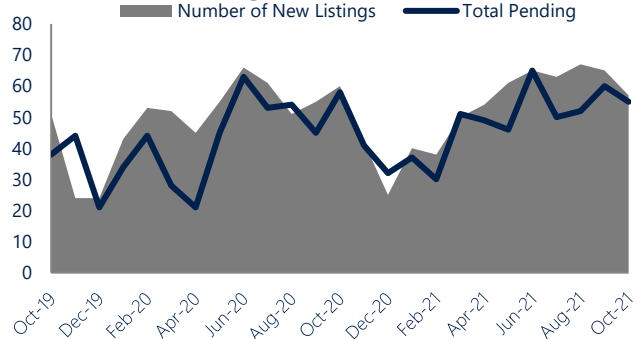
In October, there was 1.0 months of supply available in Mt Washington and Roland Park, compared to 1.4 in October 2020. That is a decrease of 28% versus a year ago.

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.

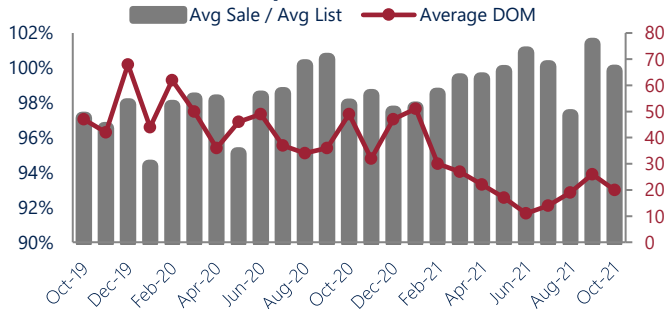
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Mt Washington and Roland Park compared to 60 in October 2020, a decrease of 5%. There were 55 current contracts pending sale this October compared to 58 a year ago. The number of current contracts is 5% lower 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 Mt Washington and Roland Park was 99.8% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 49, a decrease of 59%.



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