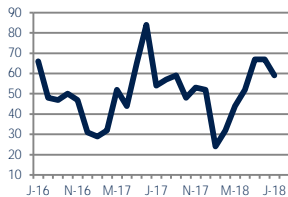


Zip Code(s): 21211 and 21210

Units Sold

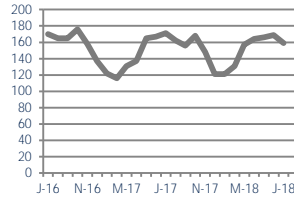
59



Up 9%
Vs. Year Ago

Active Inventory

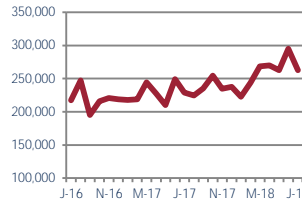
159



Down -7%
Vs. Year Ago

Median Sale Price

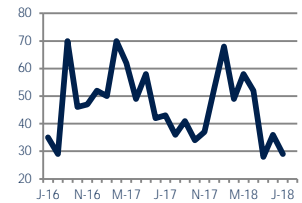
\$262,500



Up 15%
Vs. Year Ago

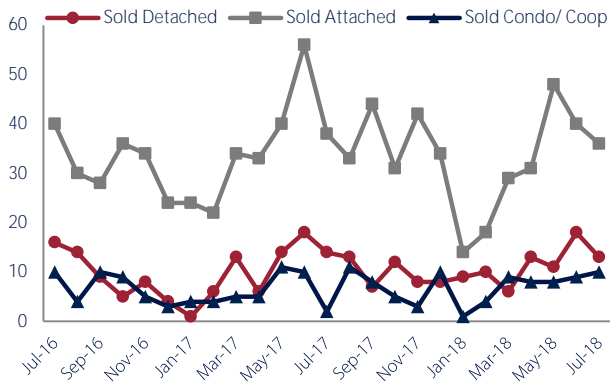
Days On Market

29



Down -33%
Vs. Year Ago

Units Sold*



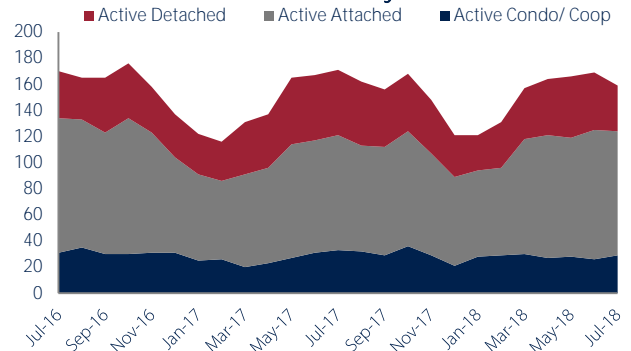
Units Sold

There was a decrease in total units sold in July, with 59 sold this month in Roland Park, Hampden, and Medfield versus 67 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

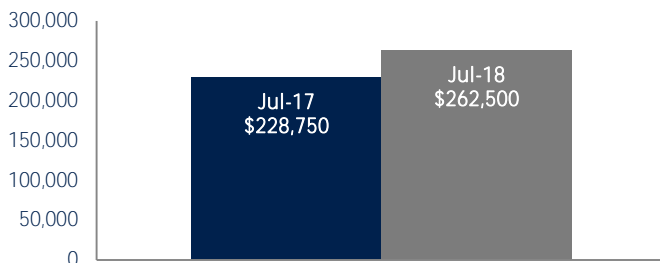
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 7%. The total number of active inventory this July was 159 compared to 171 in July 2017. This month's total of 159 is lower than the previous month's total supply of available inventory of 169, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Roland Park, Hampden, and Medfield Homes was \$228,750. This July, the median sale price was \$262,500, an increase of 15% or \$33,750 compared to last year. The current median sold price is 11% lower than in June.

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

Roland Park, Hampden, and Medfield are defined as properties listed in zip code/s 21211 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.

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CHRISTIE'S
INTERNATIONAL REAL ESTATE



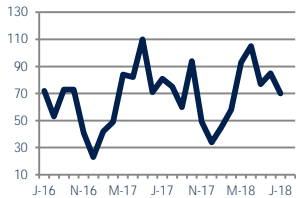
Focus On: Roland Park, Hampden, and Medfield Housing Market

July 2018

Zip Code(s): 21211 and 21210

New Listings

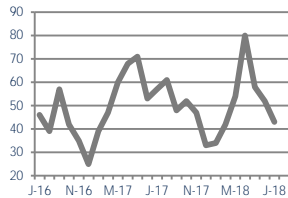
70



Down -14%
Vs. Year Ago

Current Contracts

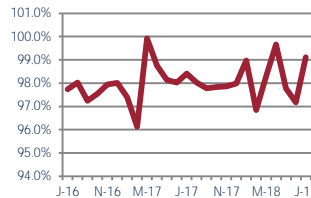
43



Down -25%
Vs. Year Ago

Sold Vs. List Price

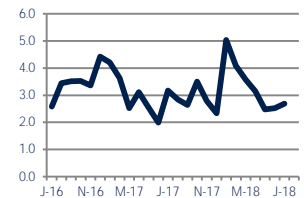
99.1%



Up 0.7%
Vs. Year Ago

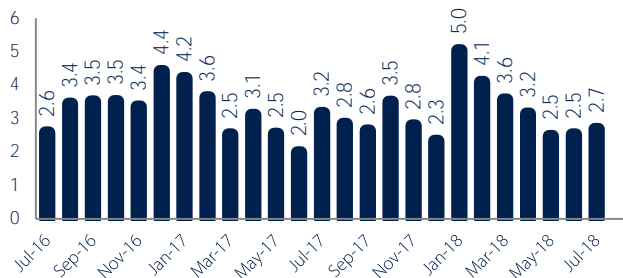
Months of Supply

2.7



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

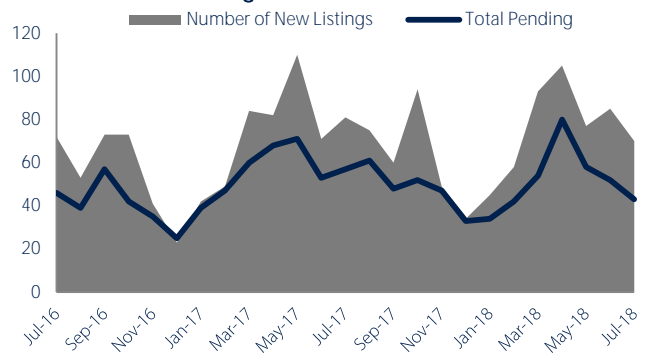
In July, there was 2.7 months of supply available in Roland Park, Hampden, and Medfield, compared to 3.2 in July 2017. That is a decrease of 15% versus a year ago.

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.

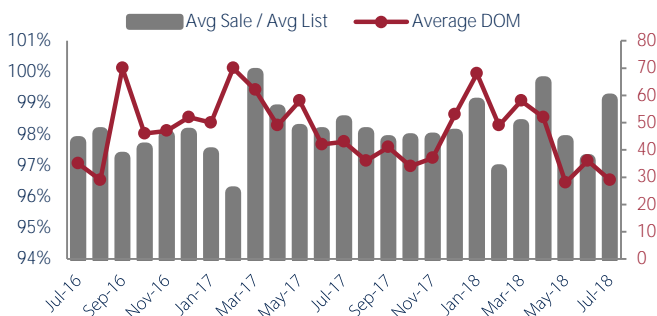
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 81 in July 2017, a decrease of 14%. There were 43 current contracts pending sale this July compared to 57 a year ago. The number of current contracts is 25% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Roland Park, Hampden, and Medfield was 99.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 43, a decrease of 33%.



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