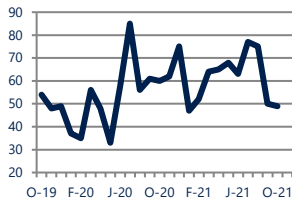




Zip Code(s): 21211 and 21210

### Units Sold

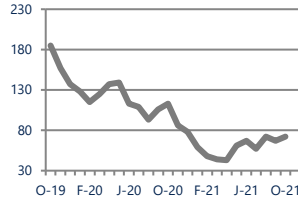
49



**Down -18%**  
Vs. Year Ago

### Active Inventory

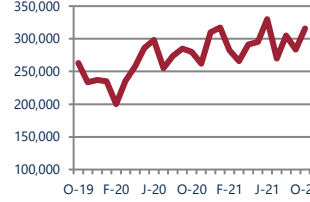
72



**Down -36%**  
Vs. Year Ago

### Median Sale Price

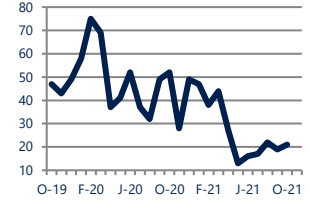
\$316,000



**Up 13%**  
Vs. Year Ago

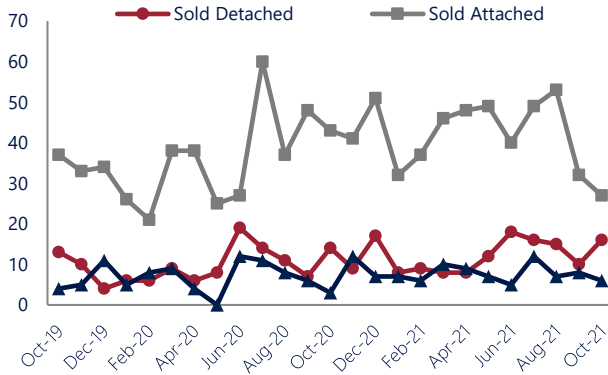
### Days On Market

21



**Down -60%**  
Vs. Year Ago

### Units Sold\*



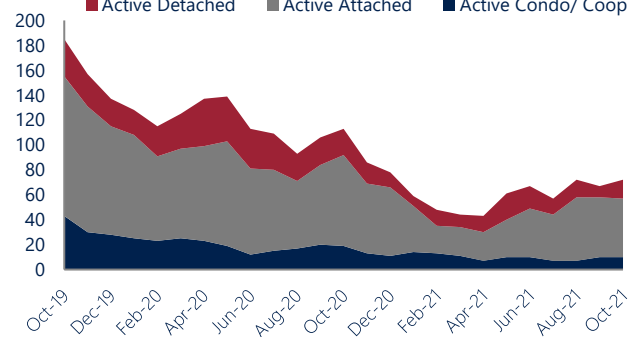
### Units Sold

There was a decrease in total units sold in October, with 49 sold this month in Roland Park, Hampden, and Medfield versus 50 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 18% versus October 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 36%. The total number of active inventory this October was 72 compared to 113 in October 2020. This month's total of 72 is higher than the previous month's total supply of available inventory of 67, an increase of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Roland Park, Hampden, and Medfield Homes was \$279,950. This October, the median sale price was \$316,000, an increase of 13% or \$36,050 compared to last year. The current median sold price is 11% 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.

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. 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.

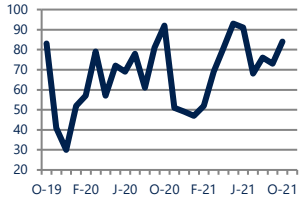




Zip Code(s): 21211 and 21210

### New Listings

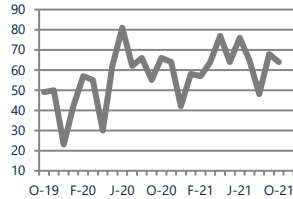
84



**Down -9%**  
Vs. Year Ago

### Current Contracts

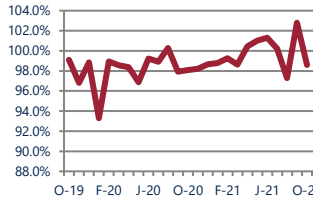
64



**Down -3%**  
Vs. Year Ago

### Sold Vs. List Price

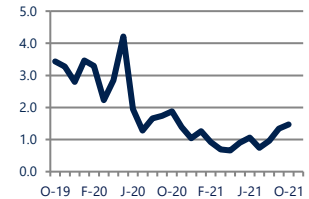
98.6%



**No Change**  
Vs. Year Ago

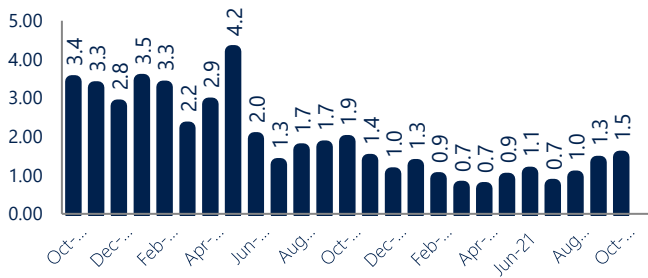
### Months of Supply

1.5



**Down -22%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

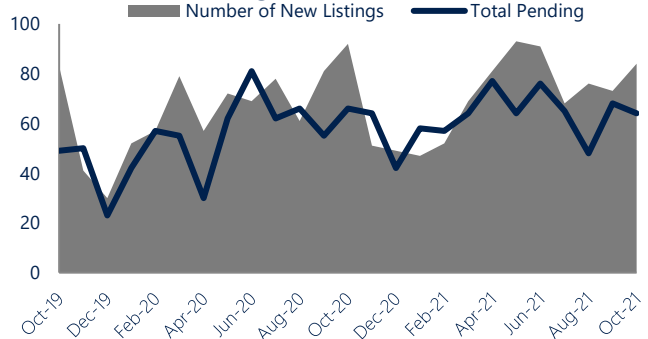
In October, there was 1.5 months of supply available in Roland Park, Hampden, and Medfield, compared to 1.9 in October 2020. That is a decrease of 22% versus a year ago.

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.

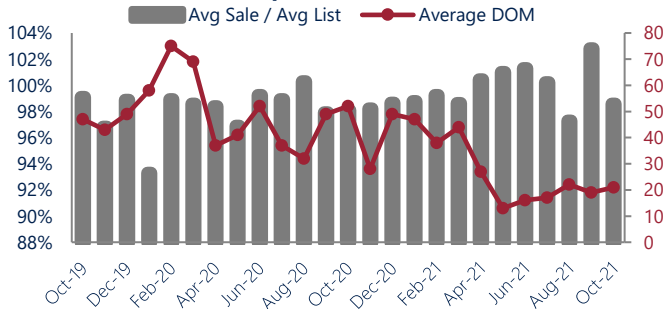
### New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 92 in October 2020, a decrease of 9%. There were 64 current contracts pending sale this October compared to 66 a year ago. The number of current contracts is 3% 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 Roland Park, Hampden, and Medfield was 98.6% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 52, a decrease of 60%.

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