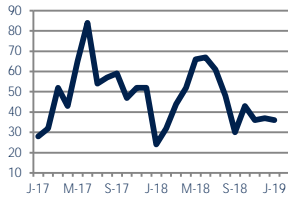


Zip Code(s): 21211 and 21210

Units Sold

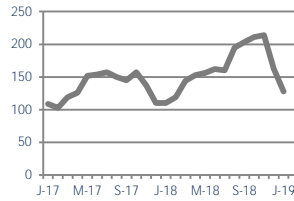
36



Up
Vs. Year Ago

Active Inventory

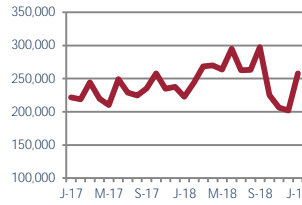
128



Up 16%
Vs. Year Ago

Median Sale Price

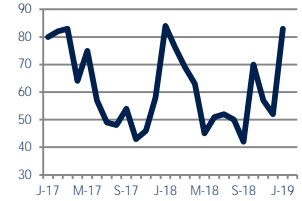
\$258,000



Up
Vs. Year Ago

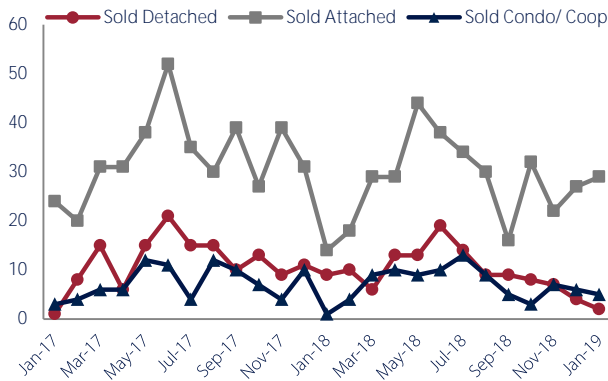
Days On Market

83



Down -1%
Vs. Year Ago

Units Sold*



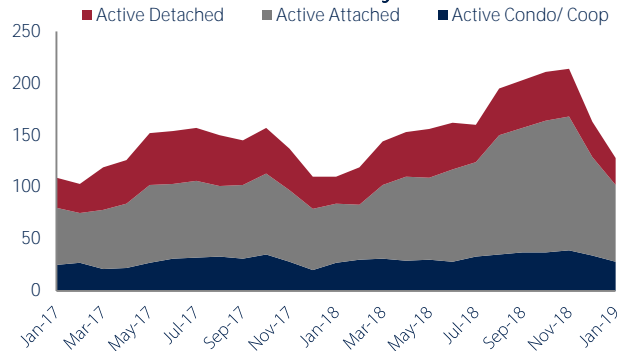
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 36 sold this month in Roland Park, Hampden, and Medfield. This month's total units sold was higher than at this time last year, an increase from January 2018.

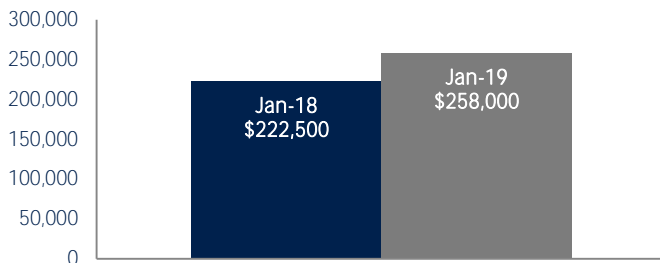
Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 16%. The total number of active inventory this January was 128 compared to 110 in January 2018. This month's total of 128 is lower than the previous month's total supply of available inventory of 163, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Roland Park, Hampden, and Medfield Homes was \$222,500. This January, the median sale price was \$258,000, an increase of \$35,500 compared to last year. The current median sold price is higher than in December. 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.



CHRISTIE'S
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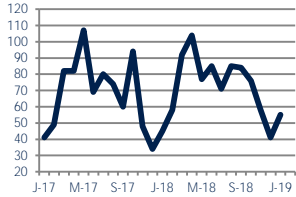




Zip Code(s): 21211 and 21210

New Listings

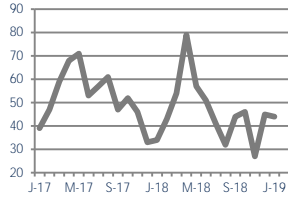
55



Up 22%
Vs. Year Ago

Current Contracts

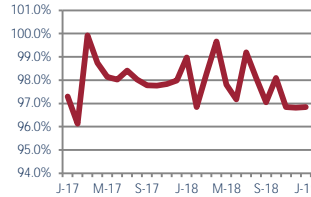
44



Up 29%
Vs. Year Ago

Sold Vs. List Price

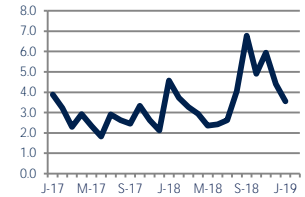
96.8%



Down -2.2%
Vs. Year Ago

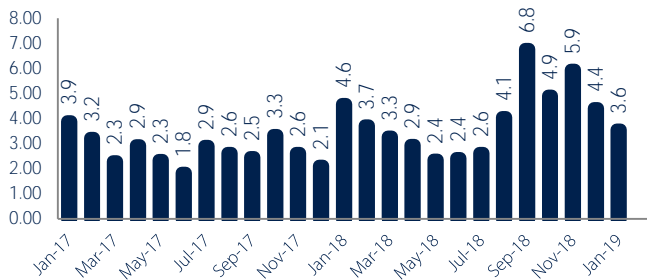
Months of Supply

3.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

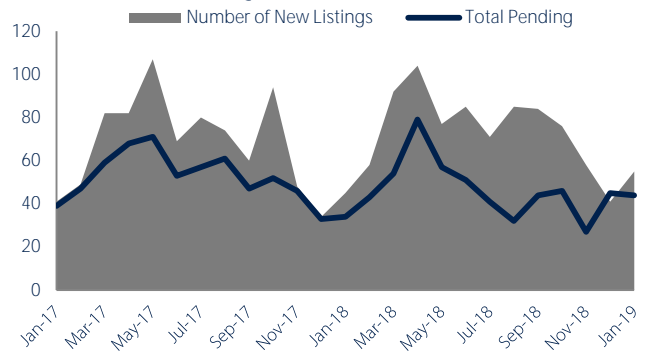
In January, there was 3.6 months of supply available in Roland Park, Hampden, and Medfield, compared to 4.6 in January 2018. That is a decrease of 22% versus a year ago.

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.

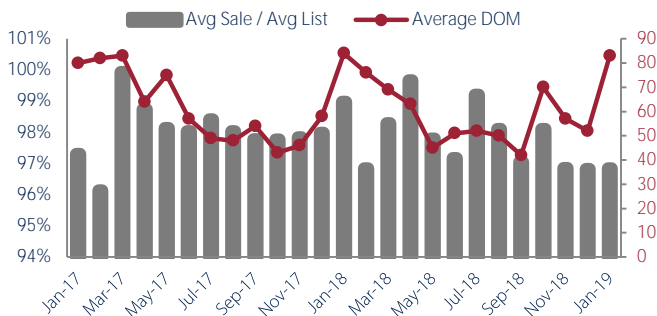
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 45 in January 2018, an increase of 22%. There were 44 current contracts pending sale this January compared to 34 a year ago. The number of current contracts is 29% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Roland Park, Hampden, and Medfield was 96.8% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 83, lower than the average last year, which was 84, a decrease of 1%.



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