



The Long & Foster Market Minute™

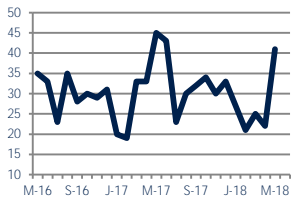
Focus On: **Rosedale Housing Market**

May 2018

Zip Code(s): 21237

Units Sold

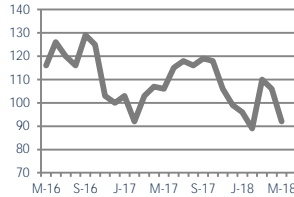
41



Down -9%
Vs. Year Ago

Active Inventory

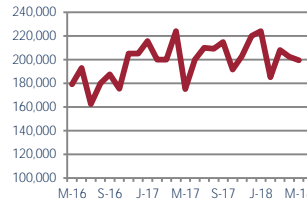
92



Down -13%
Vs. Year Ago

Median Sale Price

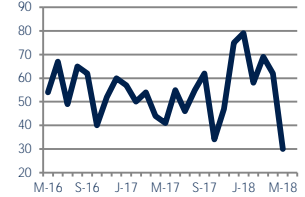
\$199,500



Up 14%
Vs. Year Ago

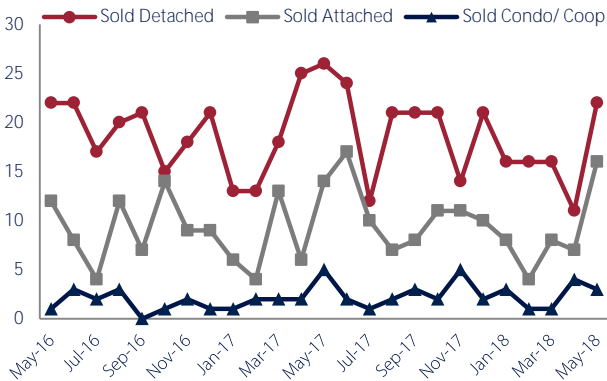
Days On Market

30



Down -27%
Vs. Year Ago

Units Sold*



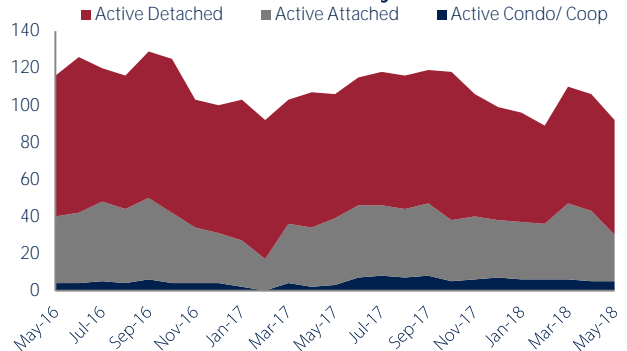
Units Sold

There was an increase in total units sold in May, with 41 sold this month in Rosedale. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 13%. The total number of active inventory this May was 92 compared to 106 in May 2017. This month's total of 92 is lower than the previous month's total supply of available inventory of 106, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Rosedale Homes was \$175,200. This May, the median sale price was \$199,500, an increase of 14% or \$24,300 compared to last year. The current median sold price is 1% 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.

Rosedale are defined as properties listed in zip code/s 21237.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



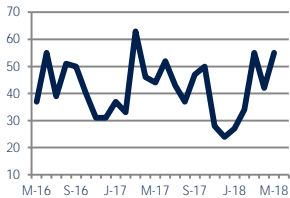
Focus On: Rosedale Housing Market

May 2018

Zip Code(s): 21237

New Listings

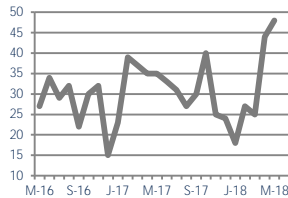
55



Up 25%
Vs. Year Ago

Current Contracts

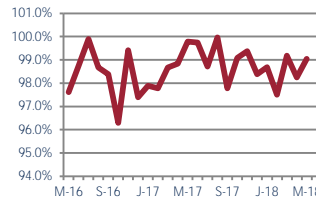
48



Up 37%
Vs. Year Ago

Sold Vs. List Price

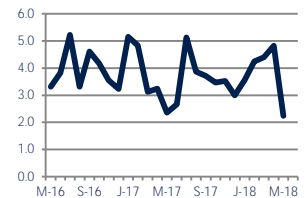
99.0%



Down -0.8%
Vs. Year Ago

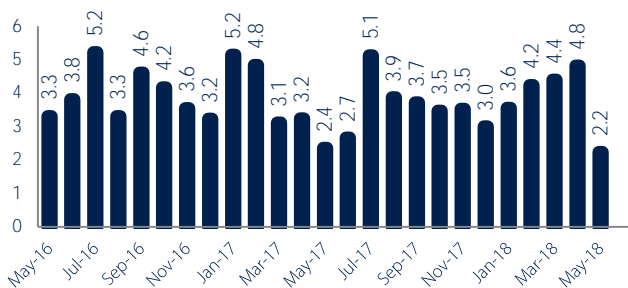
Months of Supply

2.2



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

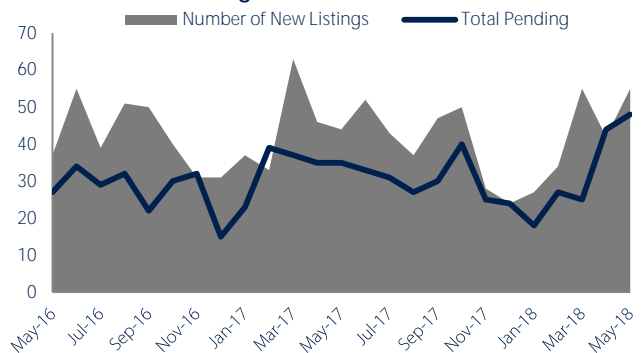
In May, there was 2.2 months of supply available in Rosedale, compared to 2.4 in May 2017. That is a decrease of 5% versus a year ago.

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.

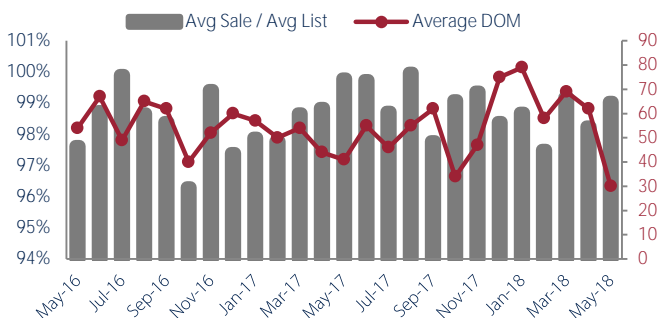
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Rosedale compared to 44 in May 2017, an increase of 25%. There were 48 current contracts pending sale this May compared to 35 a year ago. The number of current contracts is 37% 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 Rosedale was 99.0% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 41, a decrease of 27%.



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