



The Long & Foster Market Minute™

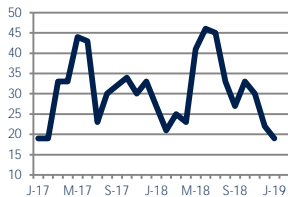
Focus On: **Rosedale Housing Market**

January 2019

Zip Code(s): 21237

Units Sold

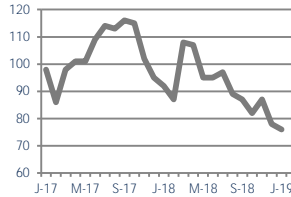
19



Down -30%
Vs. Year Ago

Active Inventory

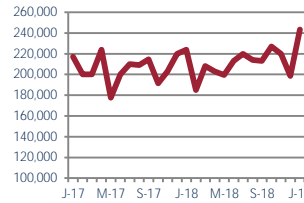
76



Down -17%
Vs. Year Ago

Median Sale Price

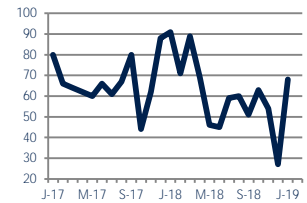
\$243,250



Up 9%
Vs. Year Ago

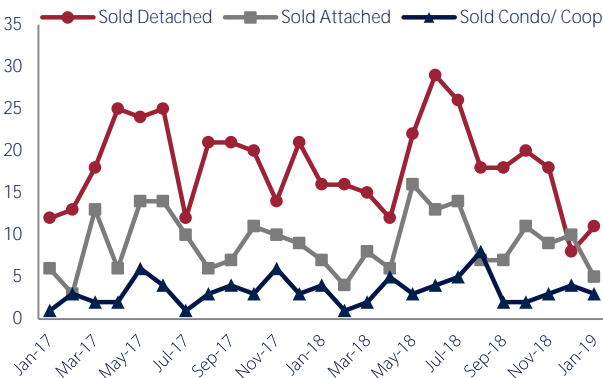
Days On Market

68



Down -25%
Vs. Year Ago

Units Sold*



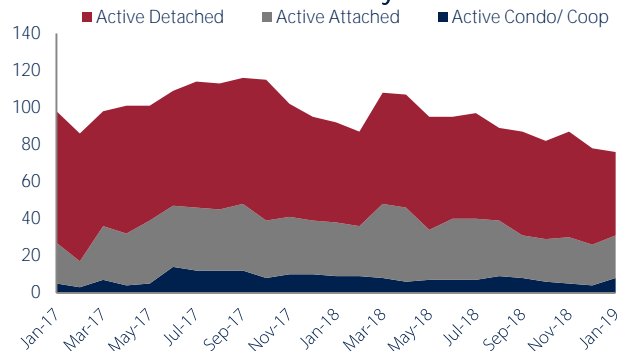
Units Sold

There was a decrease in total units sold in January, with 19 sold this month in Rosedale versus 22 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 30% versus January 2018.

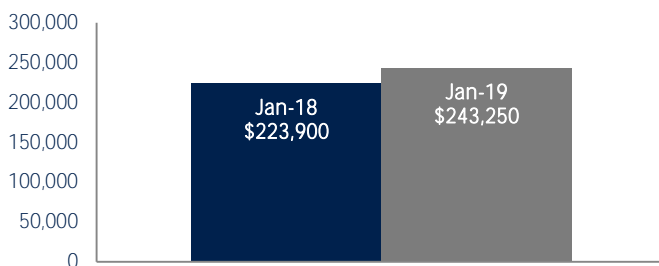
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 17%. The total number of active inventory this January was 76 compared to 92 in January 2018. This month's total of 76 is lower than the previous month's total supply of available inventory of 78, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Rosedale Homes was \$223,900. This January, the median sale price was \$243,250, an increase of 9% or \$19,350 compared to last year. The current median sold price is 23% 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.

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 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.



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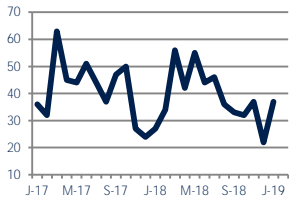
Focus On: Rosedale Housing Market

January 2019

Zip Code(s): 21237

New Listings

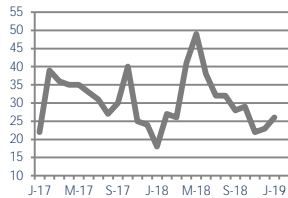
37



Up 37%
Vs. Year Ago

Current Contracts

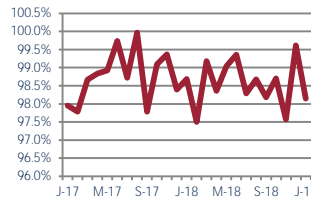
26



Up 44%
Vs. Year Ago

Sold Vs. List Price

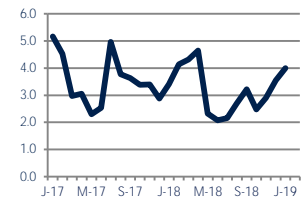
98.2%



Down -0.5%
Vs. Year Ago

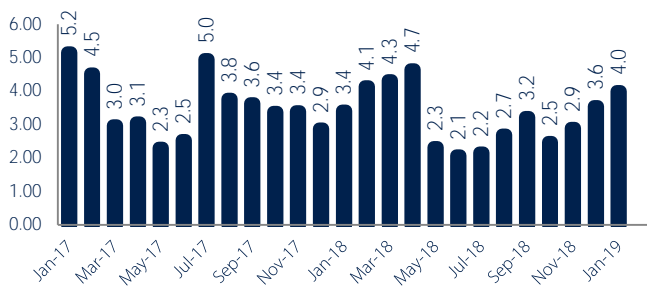
Months of Supply

4.0



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

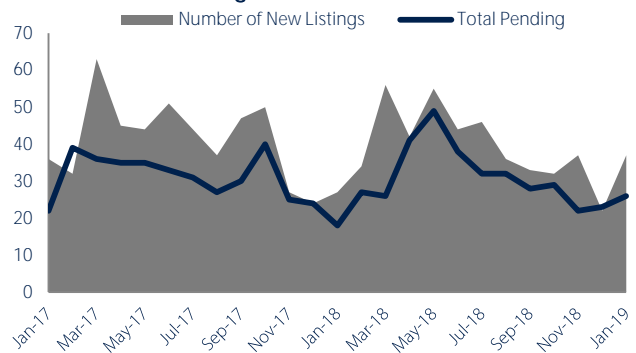
In January, there was 4.0 months of supply available in Rosedale, compared to 3.4 in January 2018. That is an increase of 17% versus a year ago.

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.

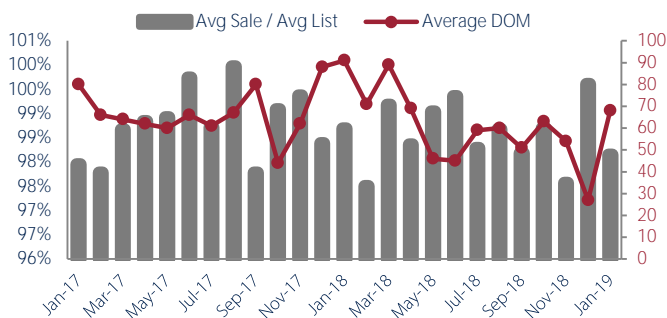
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Rosedale compared to 27 in January 2018, an increase of 37%. There were 26 current contracts pending sale this January compared to 18 a year ago. The number of current contracts is 44% 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 Rosedale was 98.2% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, lower than the average last year, which was 91, a decrease of 25%.



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