

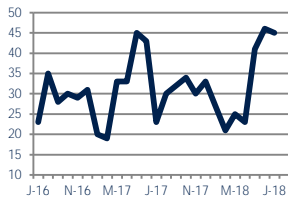
Focus On: Rosedale Housing Market

July 2018

Zip Code(s): 21237

Units Sold

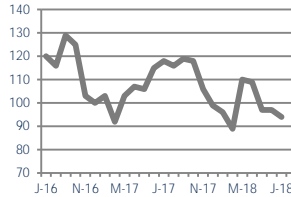
45



Up
Vs. Year Ago

Active Inventory

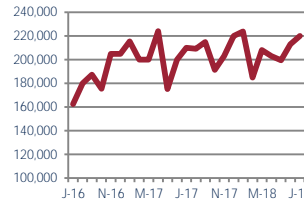
94



Down -20%
Vs. Year Ago

Median Sale Price

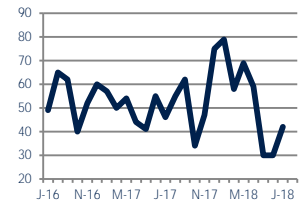
\$219,900



Up 5%
Vs. Year Ago

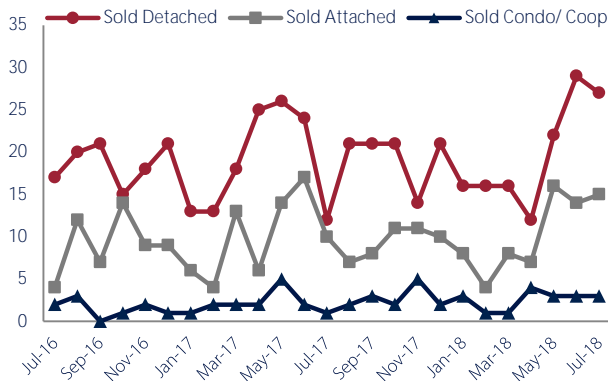
Days On Market

42



Down -9%
Vs. Year Ago

Units Sold*



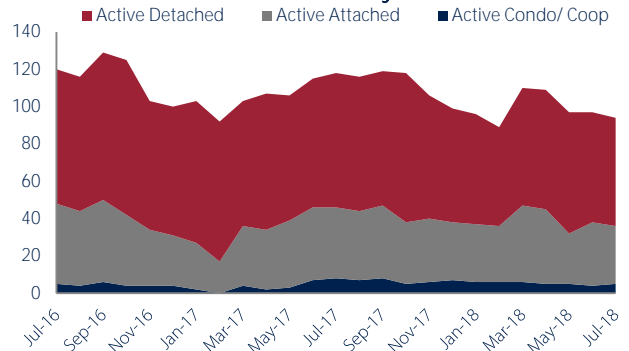
Units Sold

There was a decrease in total units sold in July, with 45 sold this month in Rosedale. This month's total units sold was higher than at this time last year.

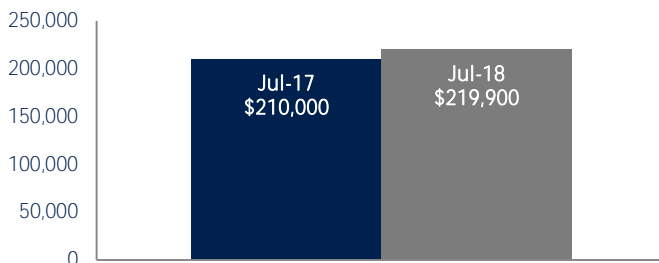
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 20%. The total number of active inventory this July was 94 compared to 118 in July 2017. This month's total of 94 is lower than the previous month's total supply of available inventory of 97, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Rosedale Homes was \$210,000. This July, the median sale price was \$219,900, an increase of 5% or \$9,900 compared to last year. The current median sold price is 3% higher 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.

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.



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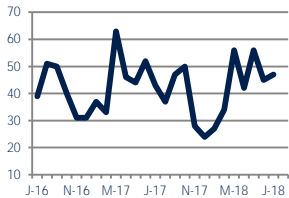
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Zip Code(s): 21237

New Listings

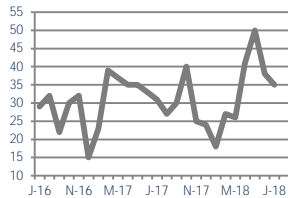
47



Up 9%
Vs. Year Ago

Current Contracts

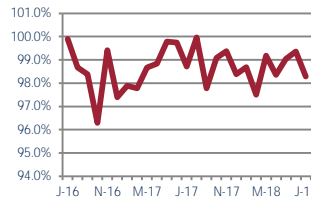
35



Up 13%
Vs. Year Ago

Sold Vs. List Price

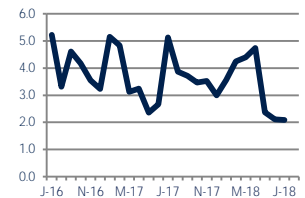
98.3%



No Change
Vs. Year Ago

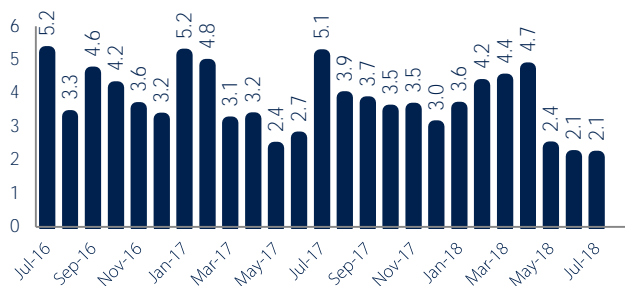
Months of Supply

2.1



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

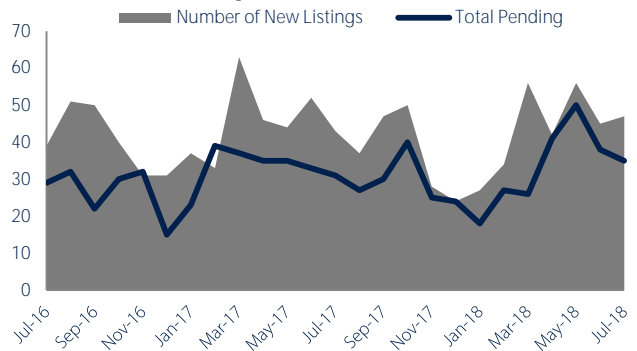
In July, there was 2.1 months of supply available in Rosedale, compared to 5.1 in July 2017. That is a decrease of 59% versus a year ago.

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.

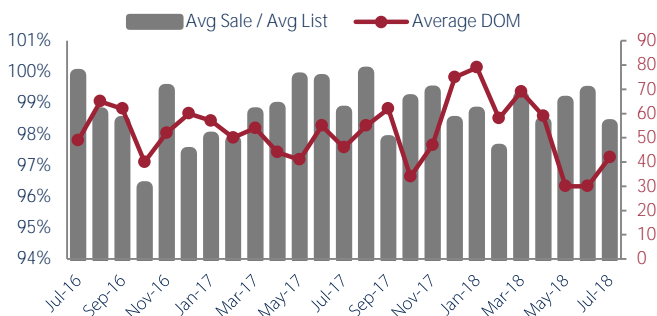
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Rosedale compared to 43 in July 2017, an increase of 9%. There were 35 current contracts pending sale this July compared to 31 a year ago. The number of current contracts is 13% higher 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 Rosedale was 98.3% 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 42, lower than the average last year, which was 46, a decrease of 9%.



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