



THE LONG & FOSTER® MARKETMINUTE

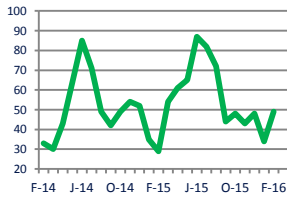


Focus On: Homeland, Roland Park, and Cedarcroft Housing Market
Zip Code(s): 21212 and 21210

February 2016

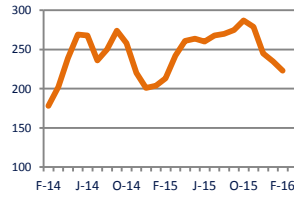
Units Sold

49



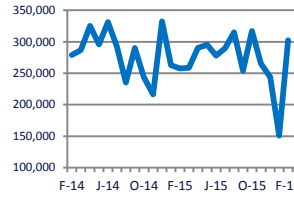
Active Inventory

223



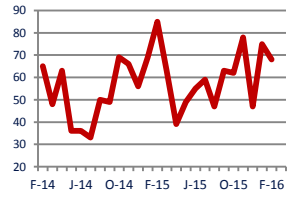
Median Sale Price

\$302,500



Days On Market

68

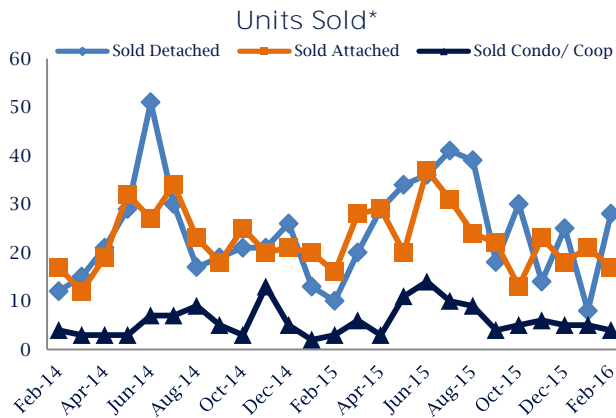


Up
Vs. Year Ago

Up 5%
Vs. Year Ago

Up
Vs. Year Ago

Down -20%
Vs. Year Ago

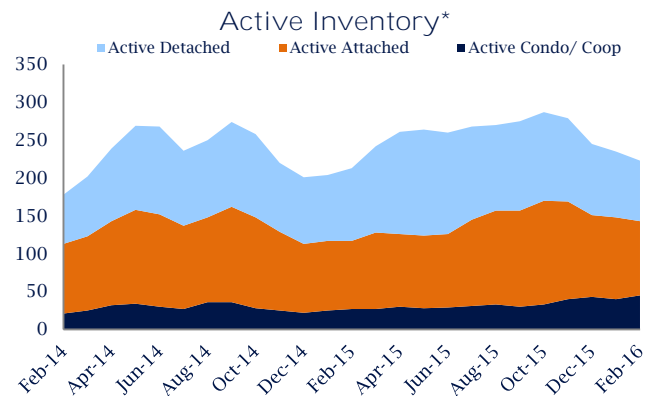


Units Sold

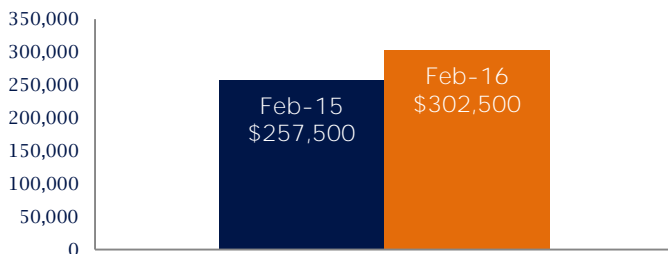
There was an increase in total units sold in February, with 49 sold this month in Homeland, Roland Park, and Cedarcroft. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 5%. The total number of active inventory this February was 223 compared to 213 in February 2015. This month's total of 223 is lower than the previous month's total supply of available inventory of 235, a decrease of 5%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Homeland, Roland Park, and Cedarcroft Homes was \$257,500. This February, the median sale price was \$302,500, an increase of \$45,000 compared to last year. The current median sold price is higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Homeland, Roland Park, and Cedarcroft are defined as properties listed in zip code/s 21212 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 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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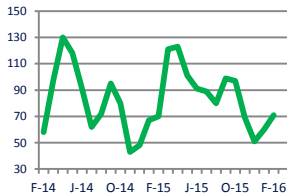


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February 2016

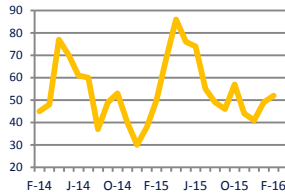
New Listings

71



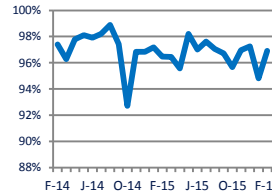
Current Contracts

52



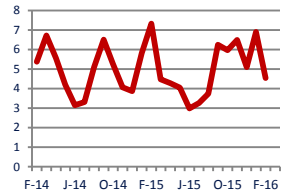
Sold Vs. List Price

96.9%



Months of Supply

4.6



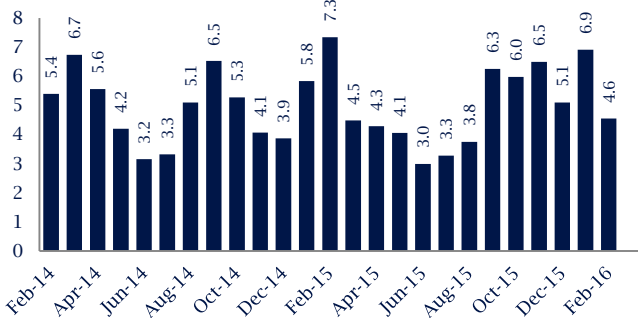
Up 1%
Vs. Year Ago

Up 4%
Vs. Year Ago

No Change
Vs. Year Ago

Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

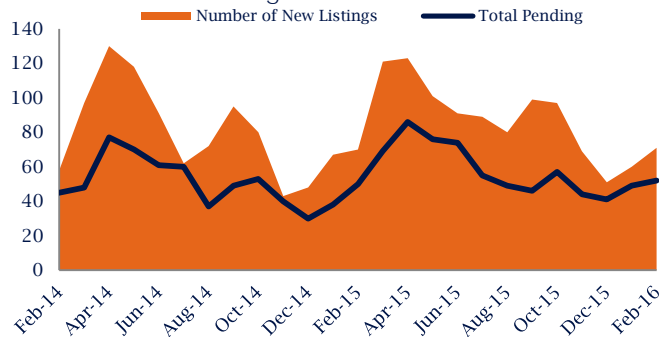
In February, there was 4.6 months of supply available in Homeland, Roland Park, and Cedarcroft, compared to 7.3 in February 2015. That is a decrease of 38% versus a year ago.

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.

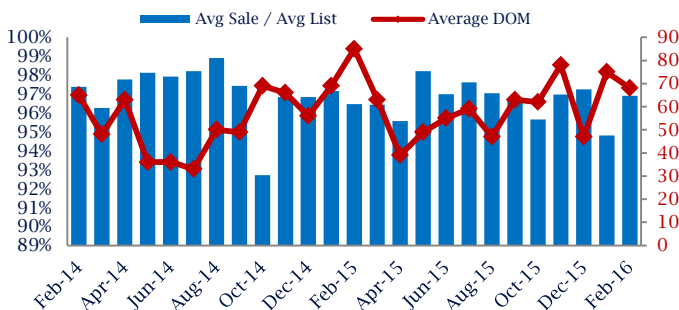
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Homeland, Roland Park, and Cedarcroft compared to 70 in February 2015, an increase of 1%. There were 52 current contracts pending sale this February compared to 50 a year ago. The number of current contracts is 4% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Homeland, Roland Park, and Cedarcroft was 96.9% 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 68, lower than the average last year, which was 85, a decrease of 20%.

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