

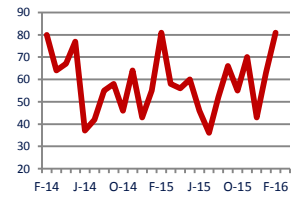
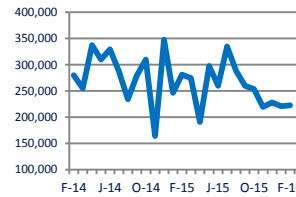
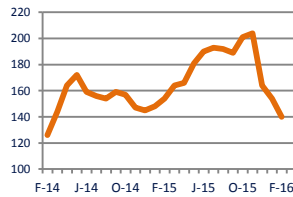
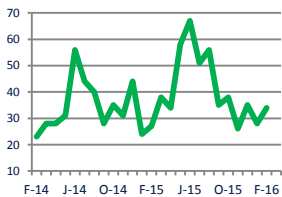


Focus On: Mt Washington and Roland Park Housing Market

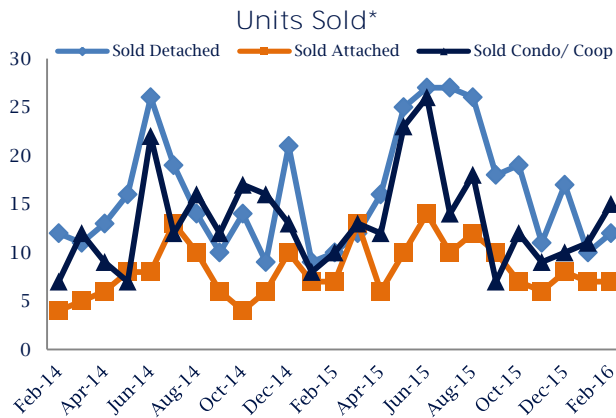
February 2016

Zip Code(s): 21209 and 21210

Units Sold 34	Active Inventory 140	Median Sale Price \$222,500	Days On Market 81
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Up 26% Vs. Year Ago	Down -9% Vs. Year Ago	Down -21% Vs. Year Ago	No Change Vs. Year Ago
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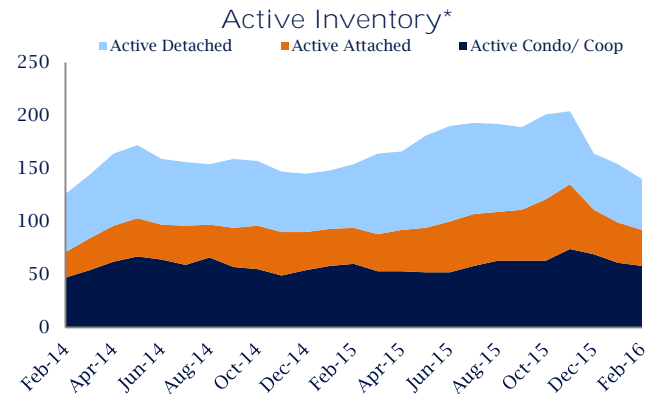


Units Sold

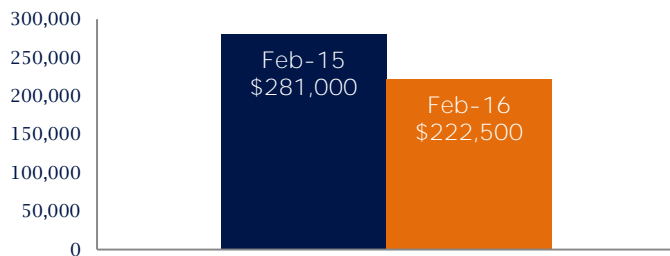
There was an increase in total units sold in February, with 34 sold this month in Mt Washington and Roland Park versus 28 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 26% versus February 2015.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 9%. The total number of active inventory this February was 140 compared to 154 in February 2015. This month's total of 140 is lower than the previous month's total supply of available inventory of 154, a decrease of 9%.



Median Sale Price



Median Sale Price

Last February, the median sale price for Mt Washington and Roland Park Homes was \$281,000. This February, the median sale price was \$222,500, a decrease of 21% or \$58,500 compared to last year. The current median sold price is 1% 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.

*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.



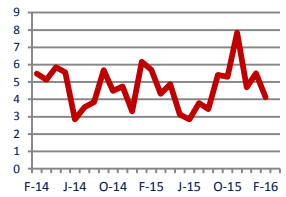
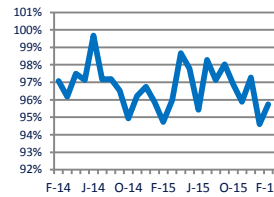
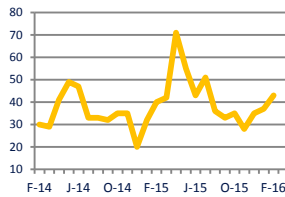
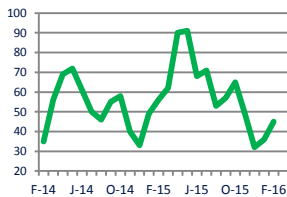


Focus On: Mt Washington and Roland Park Housing Market

February 2016

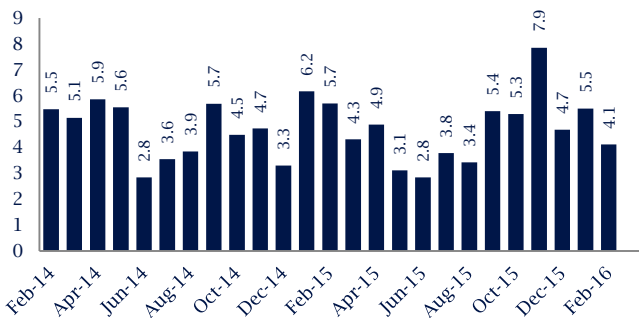
Zip Code(s): 21209 and 21210

New Listings 45	Current Contracts 43	Sold Vs. List Price 95.7%	Months of Supply 4.1
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Down -20% Vs. Year Ago	Up 7% Vs. Year Ago	Up 1.1% Vs. Year Ago	Down -28% Vs. Year Ago
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Months Of Supply



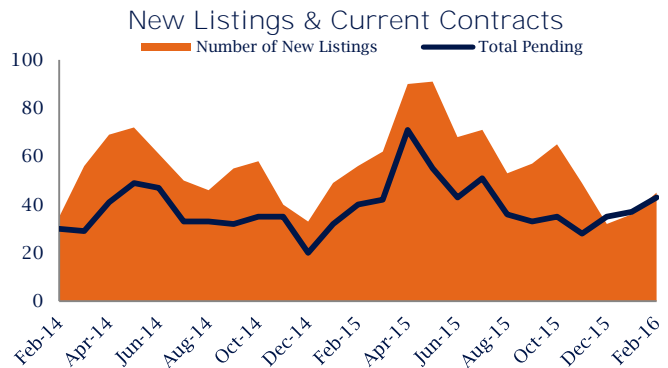
Months of Supply

In February, there was 4.1 months of supply available in Mt Washington and Roland Park, compared to 5.7 in February 2015. That is a decrease of 28% versus a year ago.

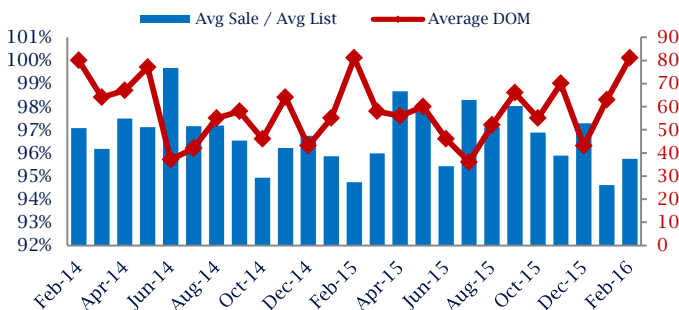
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Mt Washington and Roland Park compared to 56 in February 2015, a decrease of 20%. There were 43 current contracts pending sale this February compared to 40 a year ago. The number of current contracts is 8% higher than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Mt Washington and Roland Park was 95.7% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 81, which is similar compared to a year ago.

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