



THE LONG & FOSTER® MARKETMINUTE



Focus On: Roland Park, Hampden, and Medfield Housing Market

February 2016

Zip Code(s): 21211 and 21210

Units Sold

33

Active Inventory

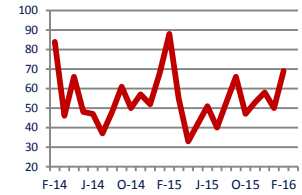
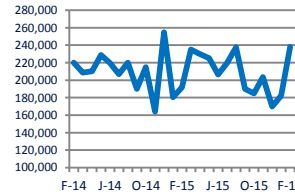
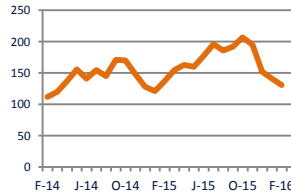
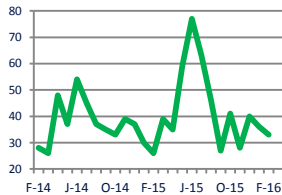
131

Median Sale Price

\$238,000

Days On Market

69

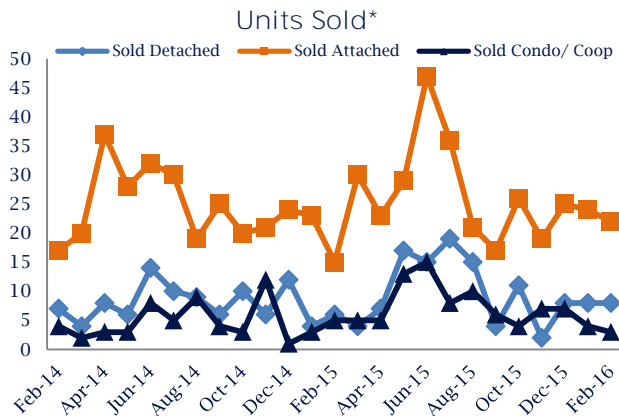


Up 27%
Vs. Year Ago

Down -4%
Vs. Year Ago

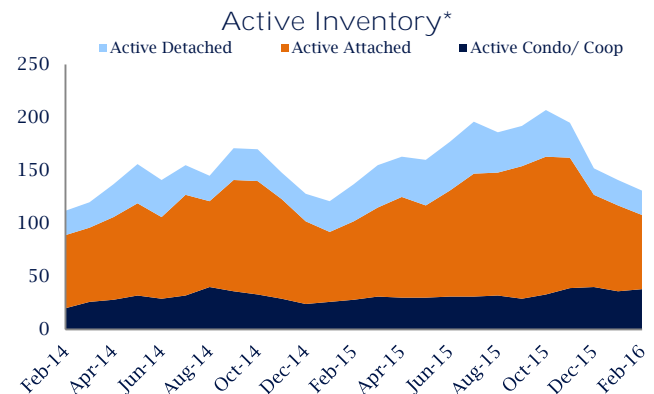
Up
Vs. Year Ago

Down -22%
Vs. Year Ago



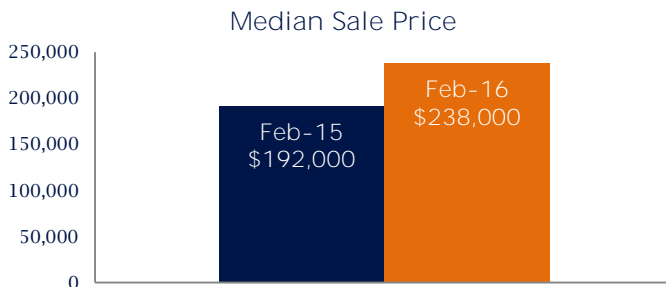
Units Sold

There was a decrease in total units sold in February, with 33 sold this month in Roland Park, Hampden, and Medfield versus 36 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 27% versus February 2015.



Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 4%. The total number of active inventory this February was 131 compared to 137 in February 2015. This month's total of 131 is lower than the previous month's total supply of available inventory of 141, a decrease of 7%.



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Roland Park, Hampden, and Medfield Homes was \$192,000. This February, the median sale price was \$238,000, an increase of \$46,000 compared to last year. The current median sold price is higher than in
*Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Roland Park, Hampden, and Medfield are defined as properties listed in zip code/s 21211 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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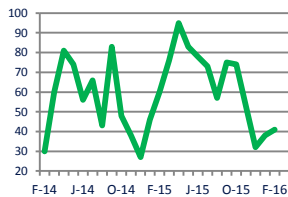
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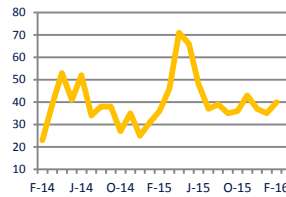
New Listings

41



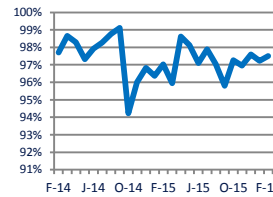
Current Contracts

40



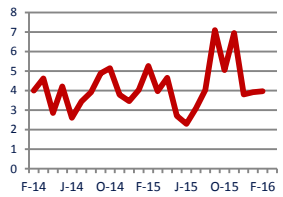
Sold Vs. List Price

97.5%



Months of Supply

4.0



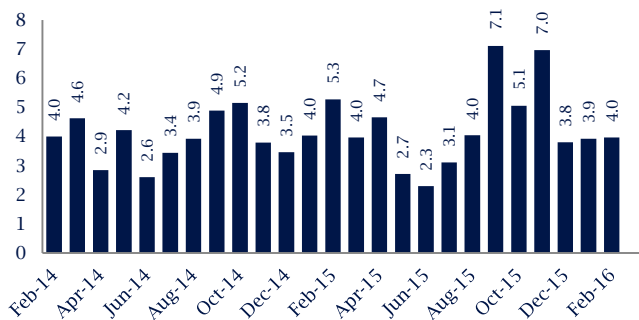
Down -32%
Vs. Year Ago

Up 11%
Vs. Year Ago

No Change
Vs. Year Ago

Down -25%
Vs. Year Ago

Months Of Supply



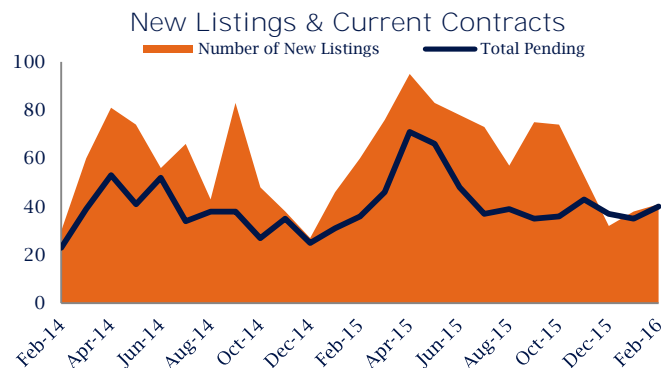
Months of Supply

In February, there was 4.0 months of supply available in Roland Park, Hampden, and Medfield, compared to 5.3 in February 2015. That is a decrease of 25% 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 41 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 60 in February 2015, a decrease of 32%. There were 40 current contracts pending sale this February compared to 36 a year ago. The number of current contracts is 11% higher than last February.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Roland Park, Hampden, and Medfield was 97.5% 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 69, lower than the average last year, which was 88, a decrease of 22%.

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