



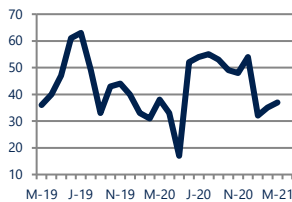
Focus On: Mt Washington and Roland Park Housing Market

March 2021

Zip Code(s): 21209 and 21210

Units Sold

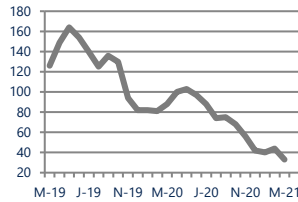
37



Down -3%
Vs. Year Ago

Active Inventory

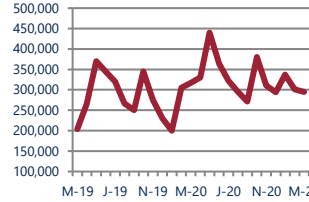
33



Down -63%
Vs. Year Ago

Median Sale Price

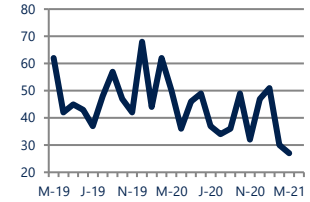
\$295,000



Down -7%
Vs. Year Ago

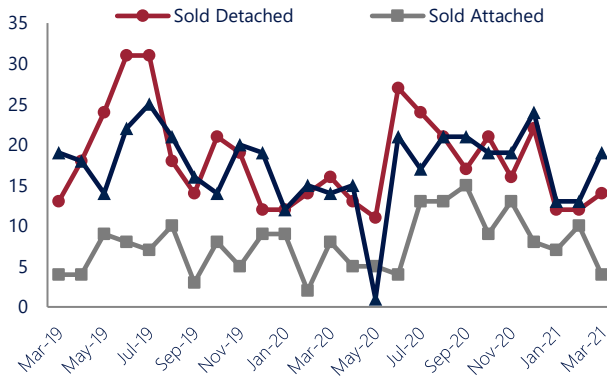
Days On Market

27



Down -46%
Vs. Year Ago

Units Sold*



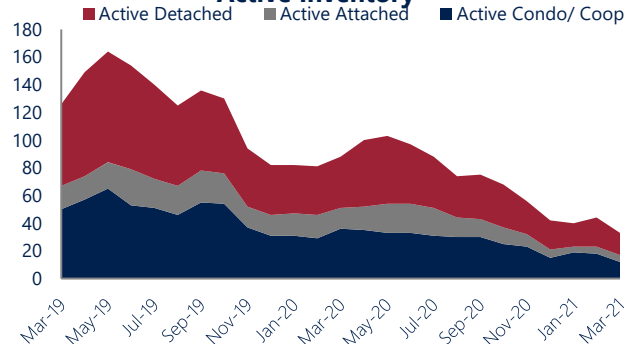
Units Sold

There was an increase in total units sold in March, with 37 sold this month in Mt Washington and Roland Park versus 35 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 3% versus March 2020.

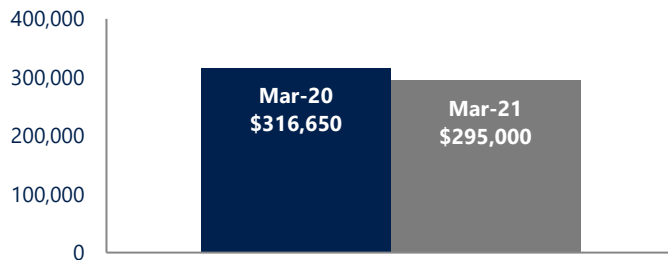
Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 63%. The total number of active inventory this March was 33 compared to 88 in March 2020. This month's total of 33 is lower than the previous month's total supply of available inventory of 44, a decrease of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Mt Washington and Roland Park Homes was \$316,650. This March, the median sale price was \$295,000, a decrease of 7% or \$21,650 compared to last year. The current median sold price is 2% lower than in February.

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 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.

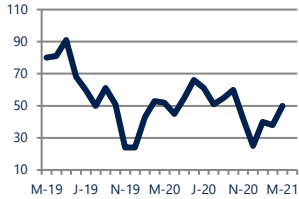




Zip Code(s): 21209 and 21210

New Listings

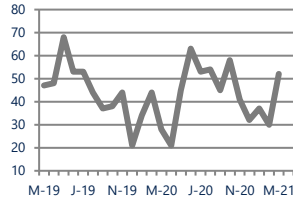
50



Down -4%
Vs. Year Ago

Current Contracts

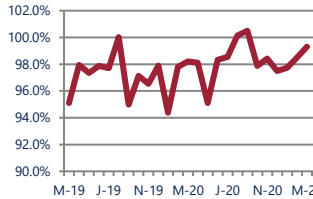
52



Up 86%
Vs. Year Ago

Sold Vs. List Price

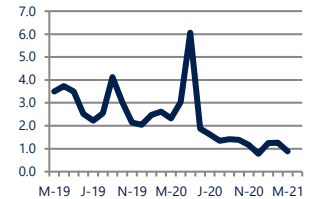
99.3%



Up 1.1%
Vs. Year Ago

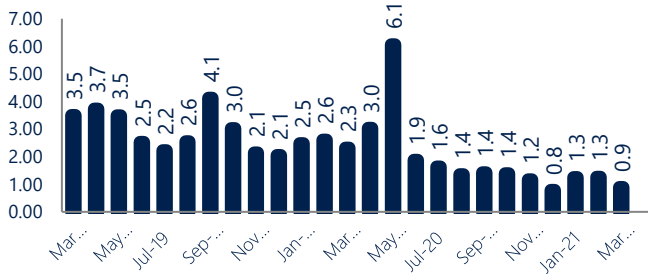
Months of Supply

0.9



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

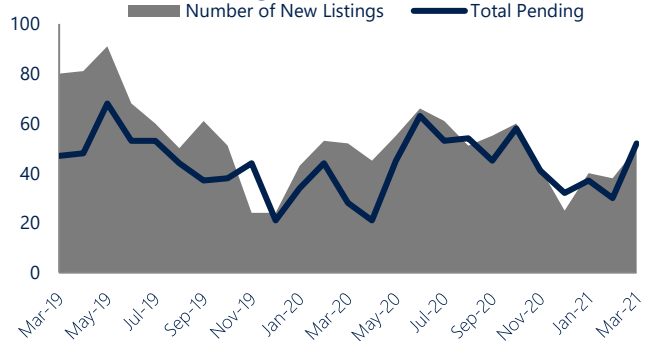
In March, there was 0.9 months of supply available in Mt Washington and Roland Park, compared to 2.3 in March 2020. That is a decrease of 61% versus a year ago.

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.

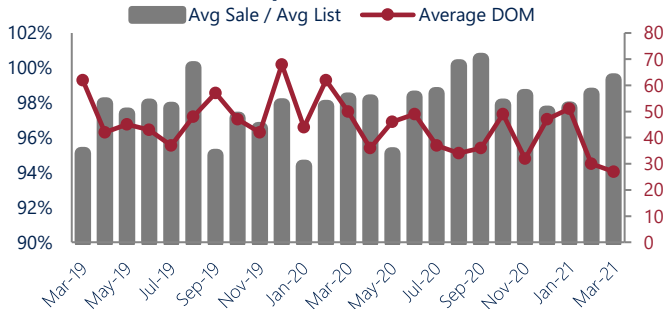
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Mt Washington and Roland Park compared to 52 in March 2020, a decrease of 4%. There were 52 current contracts pending sale this March compared to 28 a year ago. The number of current contracts is 86% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Mt Washington and Roland Park was 99.3% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 50, a decrease of 46%.



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