

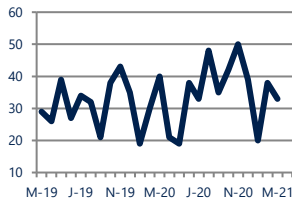


## Focus On: Rosedale Housing Market

March 2021

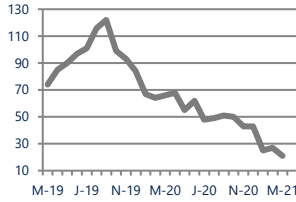
Zip Code(s): 21237

**Units Sold**  
33



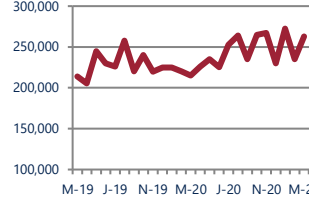
**Down -18%**  
Vs. Year Ago

**Active Inventory**  
21



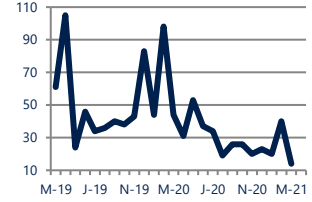
**Down -68%**  
Vs. Year Ago

**Median Sale Price**  
\$263,000



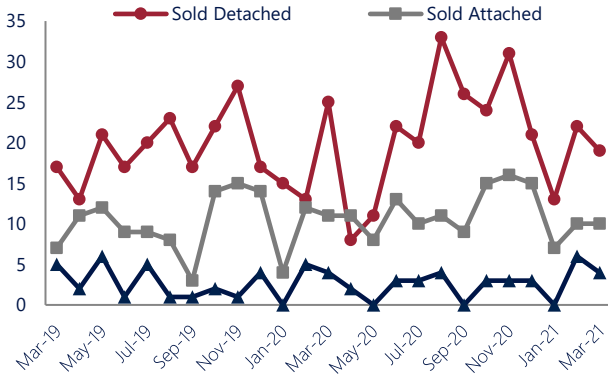
**Up 22%**  
Vs. Year Ago

**Days On Market**  
14



**Down**  
Vs. Year Ago

### Units Sold\*



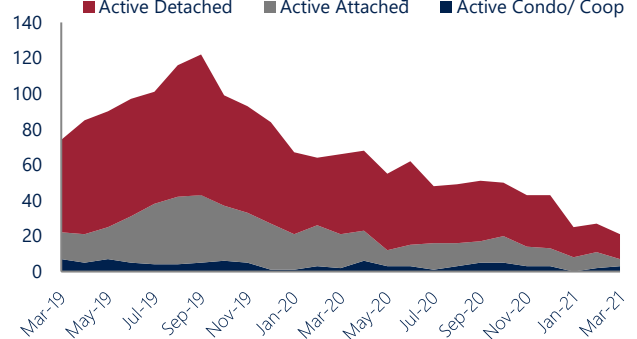
### Units Sold

There was a decrease in total units sold in March, with 33 sold this month in Rosedale versus 38 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 18% versus March 2020.

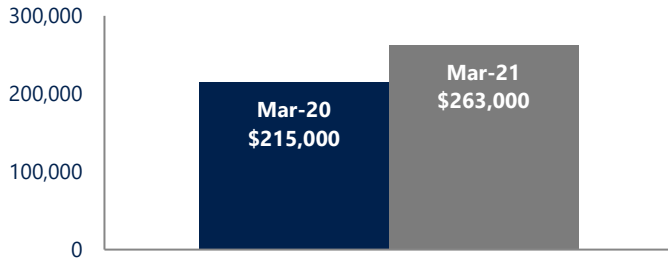
### Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 68%. The total number of active inventory this March was 21 compared to 66 in March 2020. This month's total of 21 is lower than the previous month's total supply of available inventory of 27, a decrease of 22%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Rosedale Homes was \$215,000. This March, the median sale price was \$263,000, an increase of 22% or \$48,000 compared to last year. The current median sold price is 12% higher 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.

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 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.





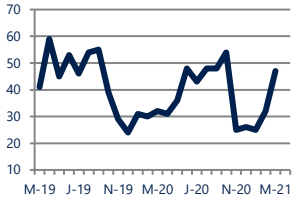
## Focus On: Rosedale Housing Market

March 2021

Zip Code(s): 21237

### New Listings

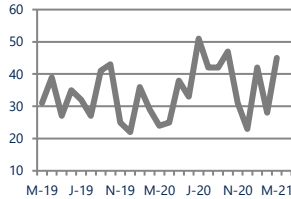
47



Up 47%  
Vs. Year Ago

### Current Contracts

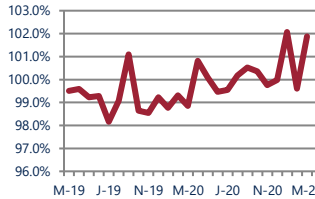
45



Up 88%  
Vs. Year Ago

### Sold Vs. List Price

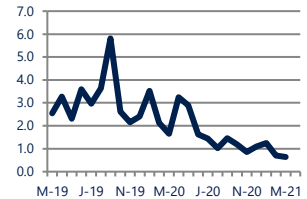
101.9%



Up 3.1%  
Vs. Year Ago

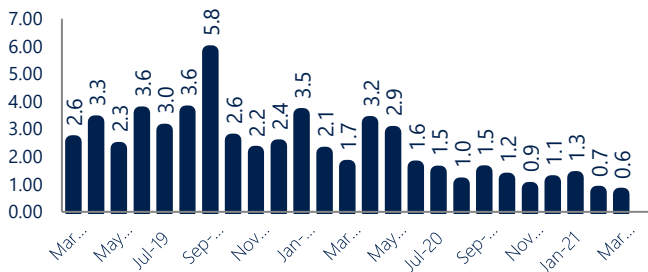
### Months of Supply

0.6



Down -61%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

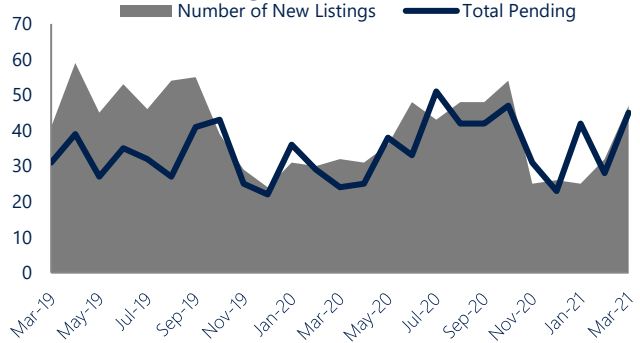
In March, there was 0.6 months of supply available in Rosedale, compared to 1.7 in March 2020. That is a decrease of 61% versus a year ago.

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.

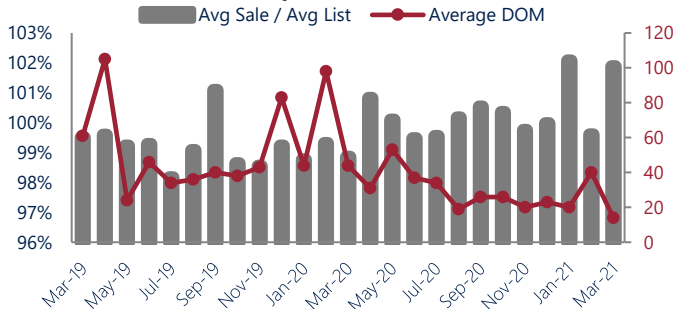
### New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Rosedale compared to 32 in March 2020, an increase of 47%. There were 45 current contracts pending sale this March compared to 24 a year ago. The number of current contracts is 88% 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 Rosedale was 101.9% of the average list price, which is 3.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 44. This decrease was impacted by the limited number of sales.



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