



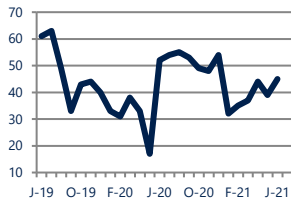
Focus On: Mt Washington and Roland Park Housing Market

June 2021

Zip Code(s): 21209 and 21210

Units Sold

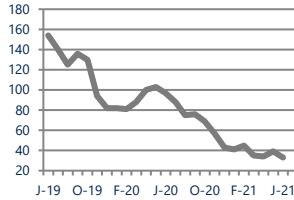
45



Down -13%
Vs. Year Ago

Active Inventory

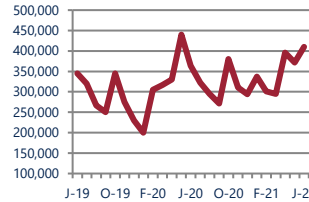
33



Down -66%
Vs. Year Ago

Median Sale Price

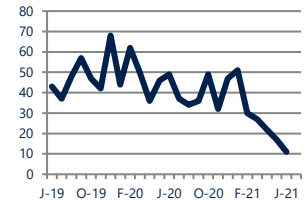
\$410,000



Up 13%
Vs. Year Ago

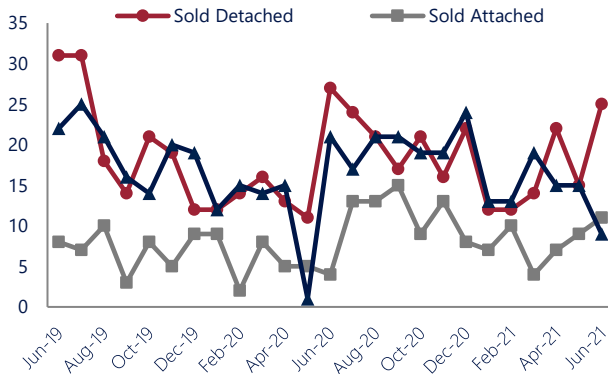
Days On Market

11



Down -78%
Vs. Year Ago

Units Sold*



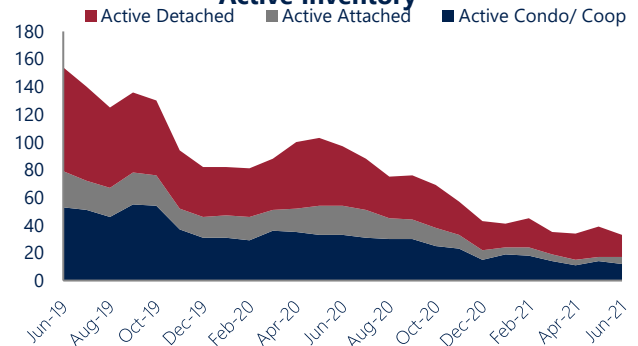
Units Sold

There was an increase in total units sold in June, with 45 sold this month in Mt Washington and Roland Park versus 39 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 13% versus June 2020.

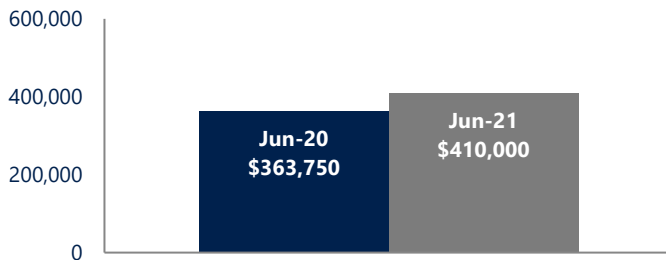
Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 66%. The total number of active inventory this June was 33 compared to 97 in June 2020. This month's total of 33 is lower than the previous month's total supply of available inventory of 39, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Mt Washington and Roland Park Homes was \$363,750. This June, the median sale price was \$410,000, an increase of 13% or \$46,250 compared to last year. The current median sold price is 10% higher than in May.

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.





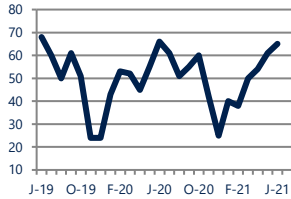
Focus On: Mt Washington and Roland Park Housing Market

June 2021

Zip Code(s): 21209 and 21210

New Listings

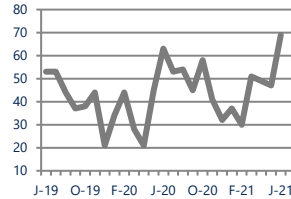
65



Down -2%
Vs. Year Ago

Current Contracts

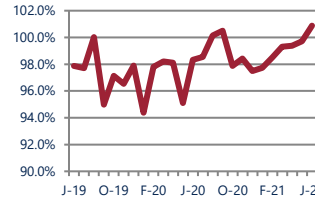
69



Up 10%
Vs. Year Ago

Sold Vs. List Price

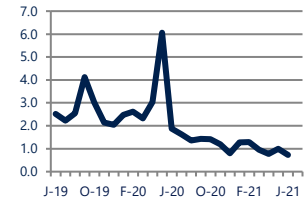
100.9%



Up 2.6%
Vs. Year Ago

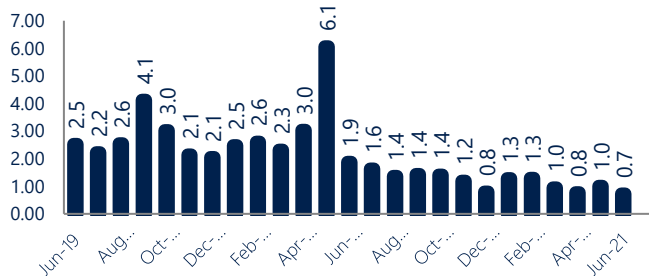
Months of Supply

0.7



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

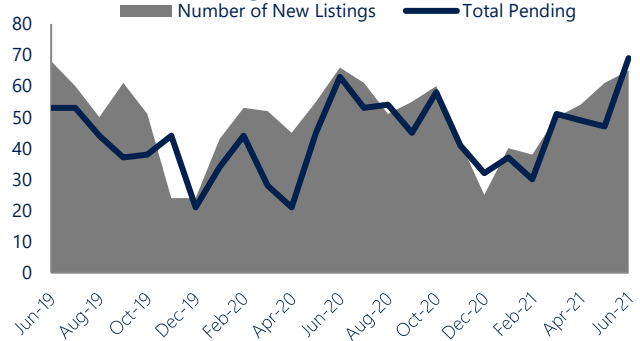
In June, there was 0.7 months of supply available in Mt Washington and Roland Park, compared to 1.9 in June 2020. That is a decrease of 61% versus a year ago.

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.

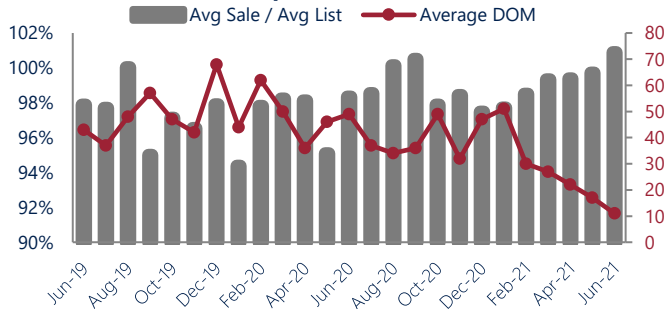
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Mt Washington and Roland Park compared to 66 in June 2020, a decrease of 2%. There were 69 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 10% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Mt Washington and Roland Park was 100.9% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 49, a decrease of 78%.



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