



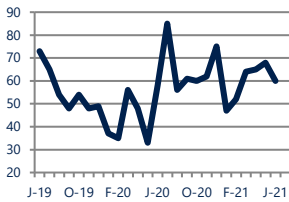
Focus On: Roland Park, Hampden, and Medfield Housing Market

June 2021

Zip Code(s): 21211 and 21210

Units Sold

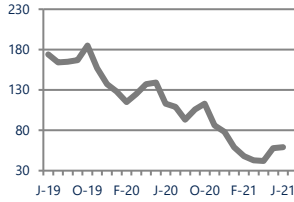
60



Up 3%
Vs. Year Ago

Active Inventory

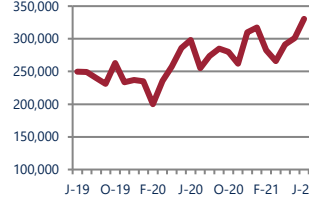
59



Down -48%
Vs. Year Ago

Median Sale Price

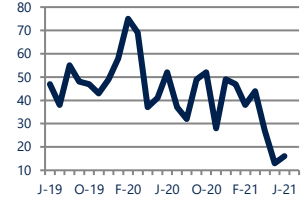
\$330,500



Up 11%
Vs. Year Ago

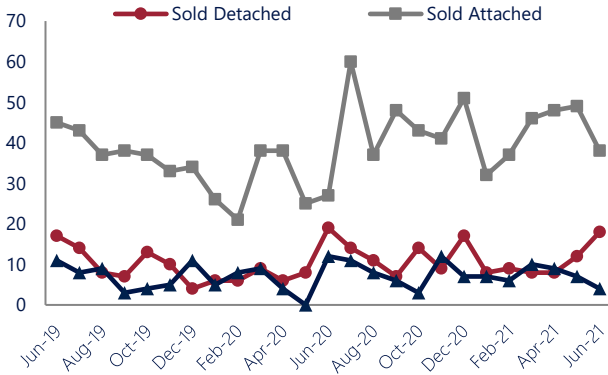
Days On Market

16



Down -69%
Vs. Year Ago

Units Sold*



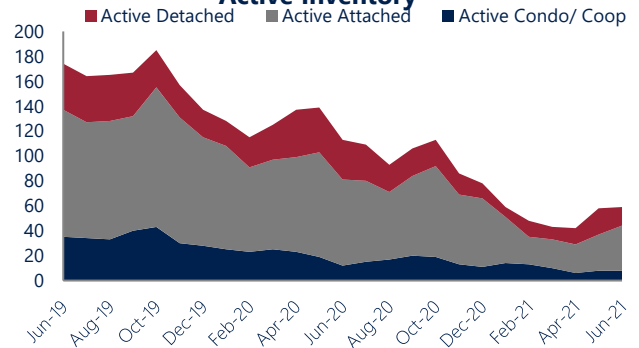
Units Sold

There was a decrease in total units sold in June, with 60 sold this month in Roland Park, Hampden, and Medfield versus 68 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 3% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 48%. The total number of active inventory this June was 59 compared to 113 in June 2020. This month's total of 59 is higher than the previous month's total supply of available inventory of 58, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Roland Park, Hampden, and Medfield Homes was \$298,000. This June, the median sale price was \$330,500, an increase of 11% or \$32,500 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.

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 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.

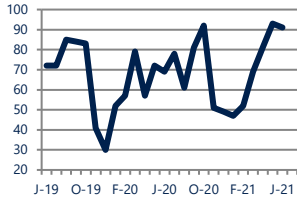




Zip Code(s): 21211 and 21210

New Listings

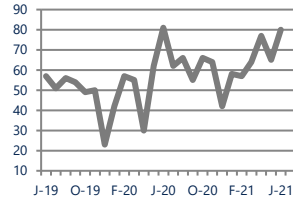
91



Up 32%
Vs. Year Ago

Current Contracts

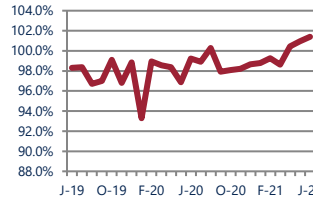
80



Down -1%
Vs. Year Ago

Sold Vs. List Price

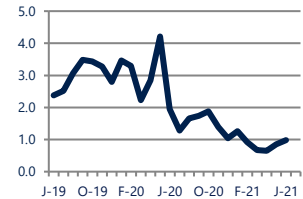
101.4%



Up 2.2%
Vs. Year Ago

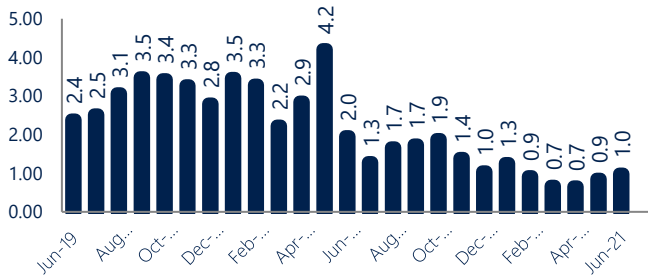
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

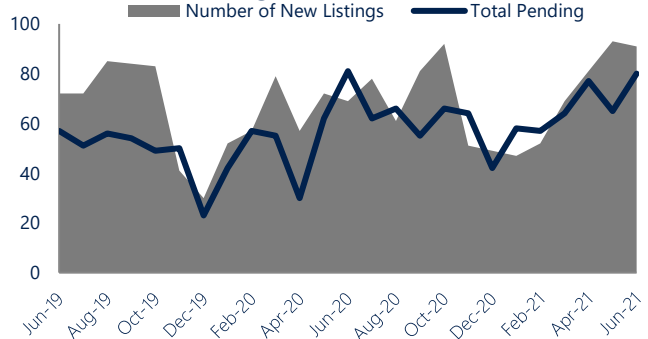
In June, there was 1.0 months of supply available in Roland Park, Hampden, and Medfield, compared to 1.9 in June 2020. That is a decrease of 50% versus a year ago.

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.

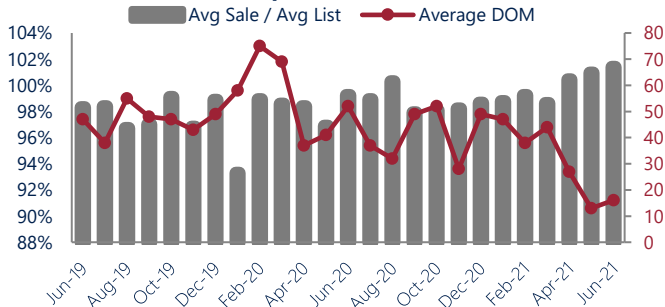
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Roland Park, Hampden, and Medfield compared to 69 in June 2020, an increase of 32%. There were 80 current contracts pending sale this June compared to 81 a year ago. The number of current contracts is 1% lower 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 Roland Park, Hampden, and Medfield was 101.4% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 52, a decrease of 69%.

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 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.

