



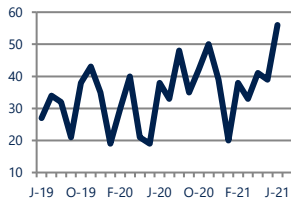
Focus On: Rosedale Housing Market

June 2021

Zip Code(s): 21237

Units Sold

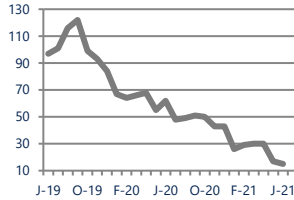
56



Up
Vs. Year Ago

Active Inventory

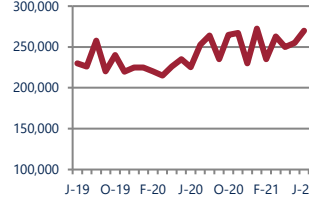
15



Down -76%
Vs. Year Ago

Median Sale Price

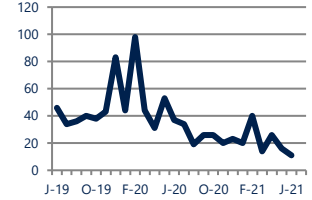
\$270,000



Up 20%
Vs. Year Ago

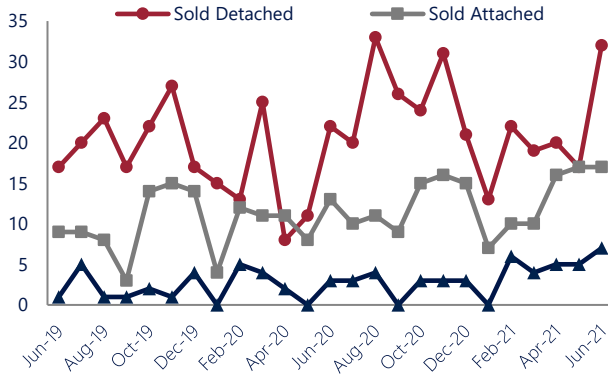
Days On Market

11



Down -70%
Vs. Year Ago

Units Sold*



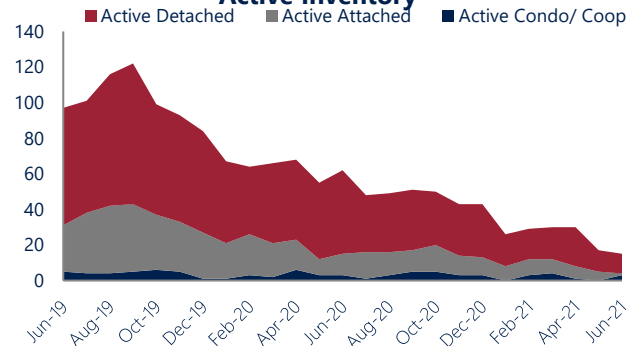
Units Sold

There was an increase in total units sold in June, with 56 sold this month in Rosedale. This month's total units sold was higher than at this time last year.

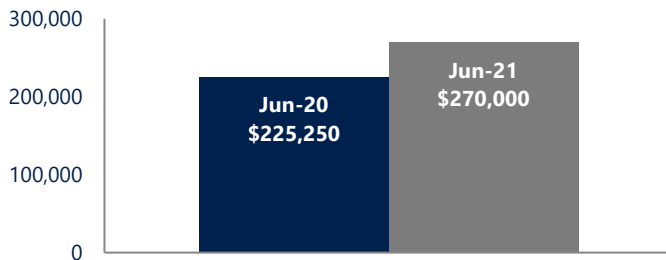
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 76%. The total number of active inventory this June was 15 compared to 62 in June 2020. This month's total of 15 is lower than the previous month's total supply of available inventory of 17, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Rosedale Homes was \$225,250. This June, the median sale price was \$270,000, an increase of 20% or \$44,750 compared to last year. The current median sold price is 6% 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.

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.





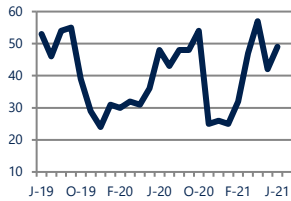
Focus On: Rosedale Housing Market

June 2021

Zip Code(s): 21237

New Listings

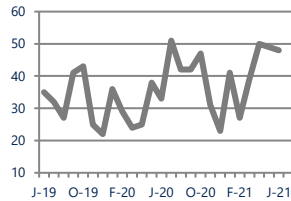
49



Up 2%
Vs. Year Ago

Current Contracts

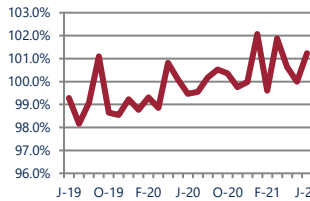
48



Up 45%
Vs. Year Ago

Sold Vs. List Price

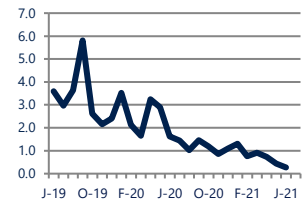
101.2%



Up 1.8%
Vs. Year Ago

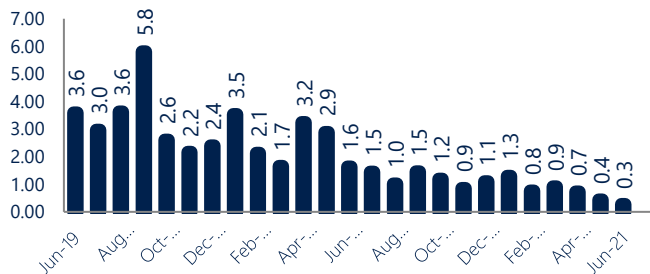
Months of Supply

0.3



Down -83%
Vs. Year Ago

Months Of Supply



Months of Supply

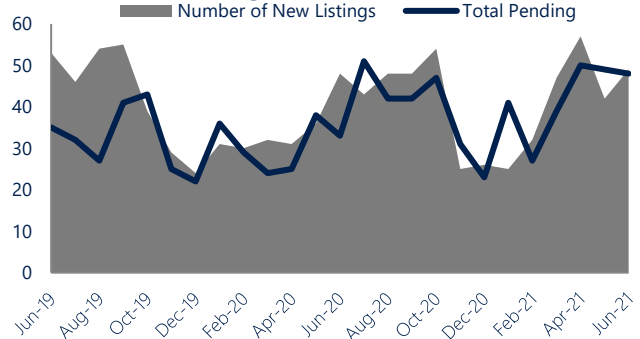
In June, there was 0.3 months of supply available in Rosedale, compared to 1.6 in June 2020. That is a decrease of 84% versus a year ago.

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.

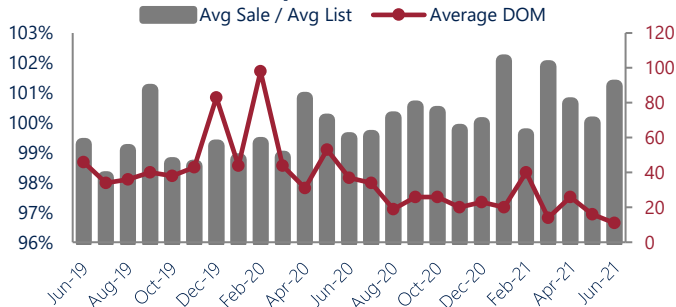
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Rosedale compared to 48 in June 2020, an increase of 2%. There were 48 current contracts pending sale this June compared to 33 a year ago. The number of current contracts is 45% 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 Rosedale was 101.2% of the average list price, which is 1.8% 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 37, a decrease of 70%.

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.

