

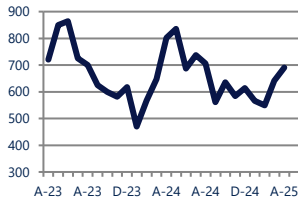
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BALTIMORE CITY HOUSING MARKET**

APRIL 2025

Units Sold

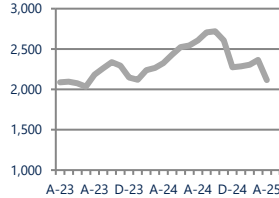
690



Down -14%
Vs. Year Ago

Active Inventory

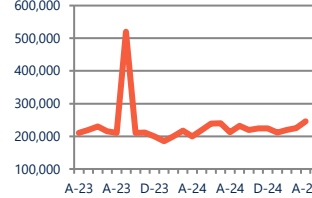
2,115



Down -9%
Vs. Year Ago

Median Sale Price

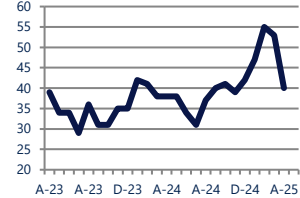
\$246,000



Up 23%
Vs. Year Ago

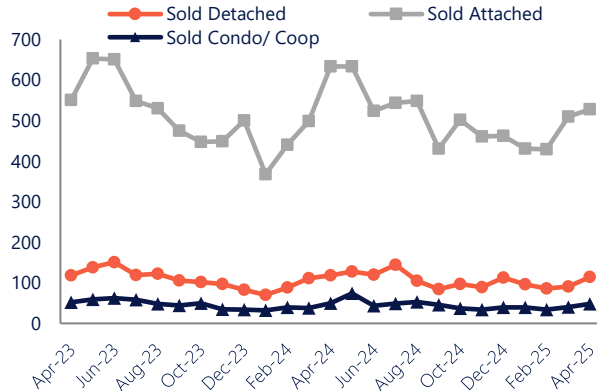
Days On Market

40



Up 5%
Vs. Year Ago

Units Sold*



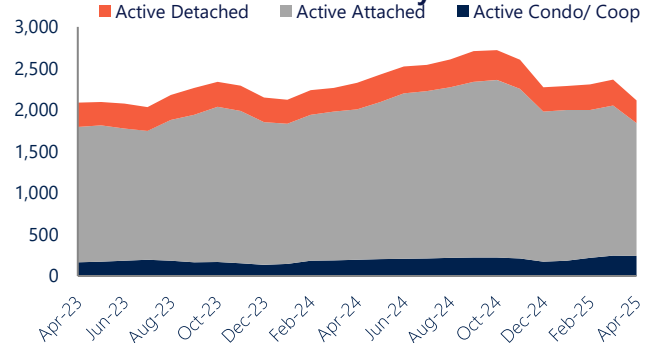
Units Sold

There was an increase in total units sold in April, with 690 sold this month in Baltimore City versus 641 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

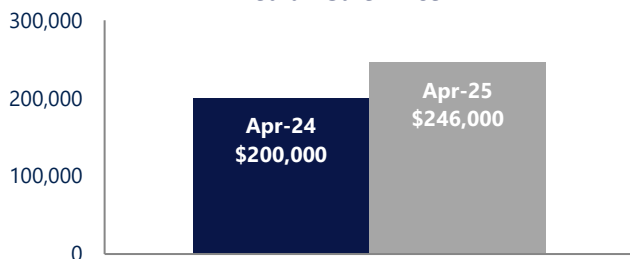
Active Inventory

Versus last year, the total number of homes available this month is lower by 211 units or 9%. The total number of active inventory this April was 2,115 compared to 2,326 in April 2024. This month's total of 2,115 is lower than the previous month's total supply of available inventory of 2,364, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Baltimore City Homes was \$200,000. This April, the median sale price was \$246,000, an increase of 23% or \$46,000 compared to last year. The current median sold price is 9% higher than in March.

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.

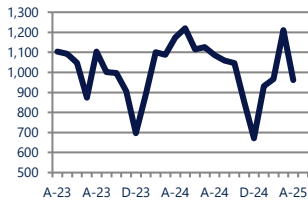
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APRIL 2025

New Listings

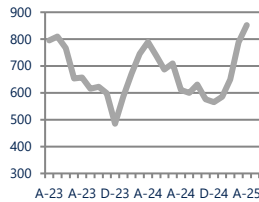
961



Down -18%
Vs. Year Ago

Current Contracts

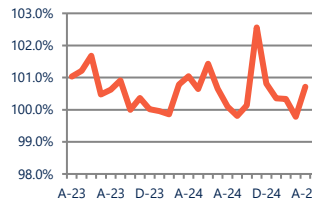
852



Up 8%
Vs. Year Ago

Sold Vs. List Price

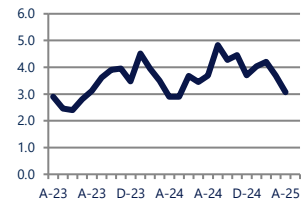
100.7%



No Change
Vs. Year Ago

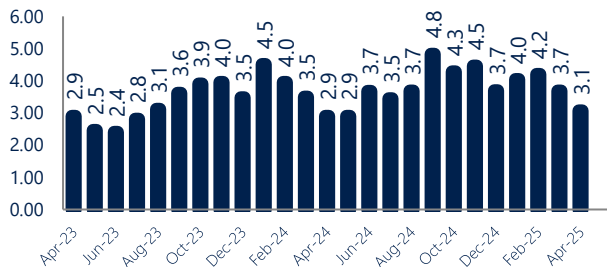
Months of Supply

3.1



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

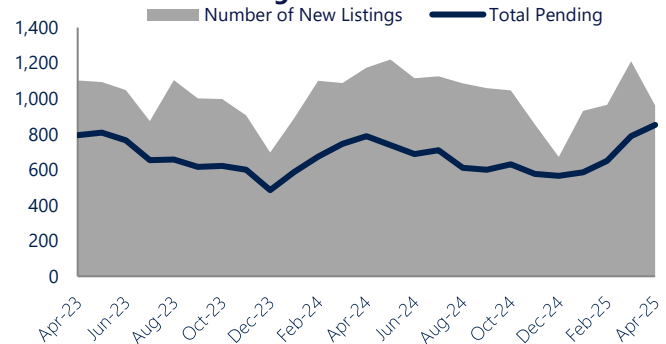
In April, there was 3.1 months of supply available in Baltimore City, compared to 2.9 in April 2024. That is an increase of 6% versus a year ago.

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.

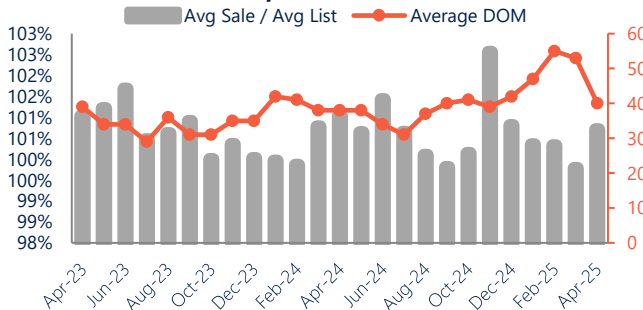
New Listings & Current Contracts

This month there were 961 homes newly listed for sale in Baltimore City compared to 1,174 in April 2024, a decrease of 18%. There were 852 current contracts pending sale this April compared to 789 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Baltimore City was 100.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 38, an increase of 5%.