

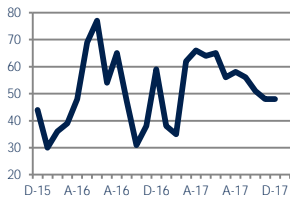
Focus On: Downtown Baltimore, Fells Point, and Butchers Hill Housing Market

December 2017

Zip Code(s): 21201, 21202 and 21231

Units Sold

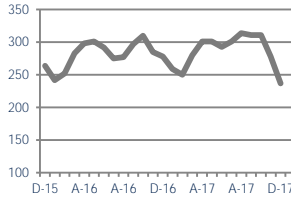
48



Down -19%
Vs. Year Ago

Active Inventory

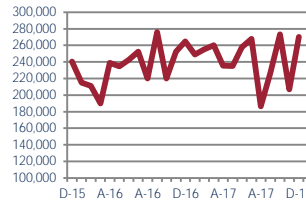
237



Down -15%
Vs. Year Ago

Median Sale Price

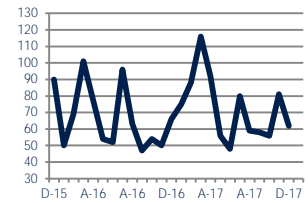
\$270,000



Up 2%
Vs. Year Ago

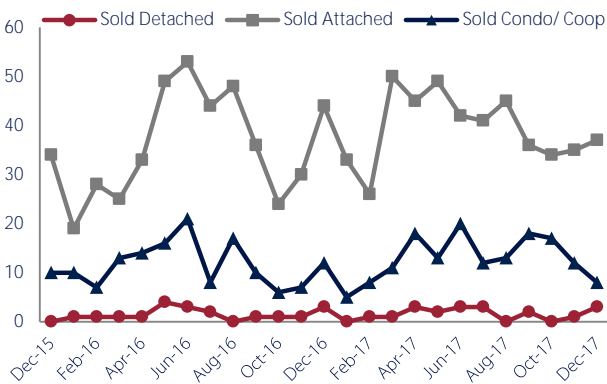
Days On Market

62



Down -6%
Vs. Year Ago

Units Sold*



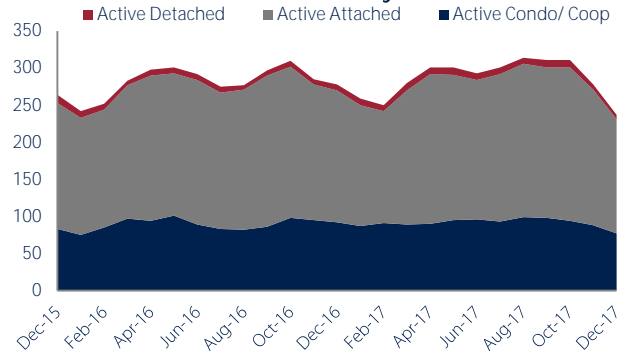
Units Sold

The number of units sold remained stable in December, with 48 sold this month in Downtown Baltimore, Fells Point, and Butchers Hill. This month's total units sold was lower than at this time last year, a decrease of 19% versus December 2016.

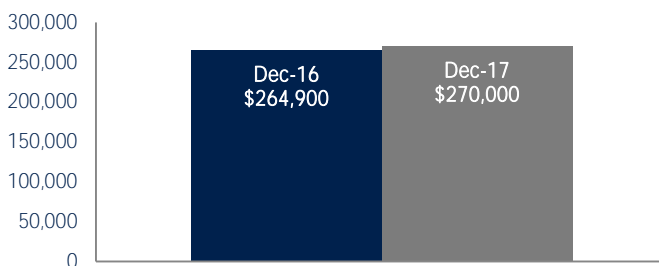
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 15%. The total number of active inventory this December was 237 compared to 278 in December 2016. This month's total of 237 is lower than the previous month's total supply of available inventory of 278, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Downtown Baltimore, Fells Point, and Butchers Hill Homes was \$264,900. This December, the median sale price was \$270,000, an increase of \$5,100 compared to last year. The current median sold price is higher than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Downtown Baltimore, Fells Point, and Butchers Hill are defined as properties listed in zip code/s 21201, 21202 and 21231.

*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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

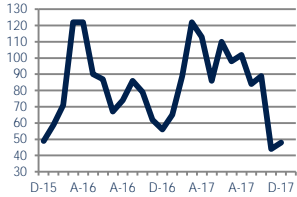




Zip Code(s): 21201, 21202 and 21231

New Listings

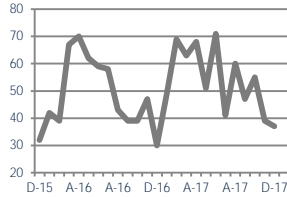
48



Down -14%
Vs. Year Ago

Current Contracts

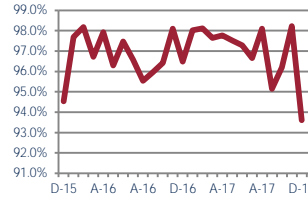
37



Up 23%
Vs. Year Ago

Sold Vs. List Price

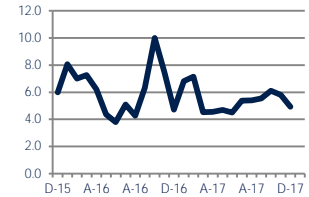
93.6%



Down -3%
Vs. Year Ago

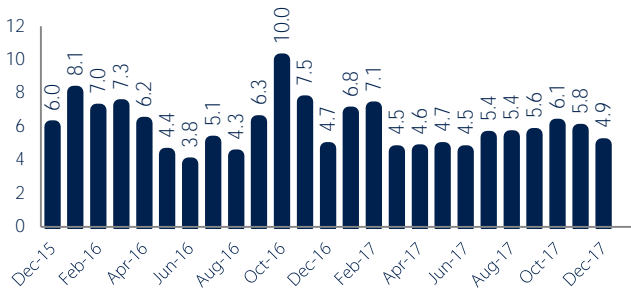
Months of Supply

4.9



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

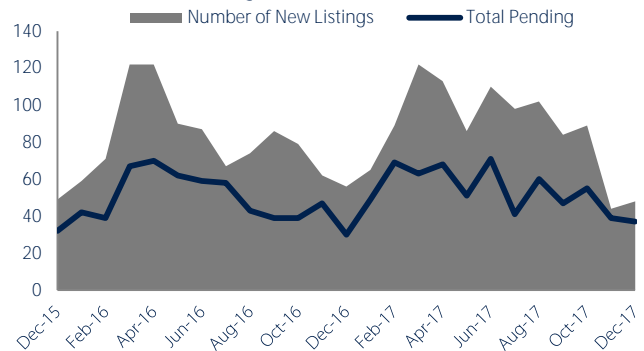
In December, there was 4.9 months of supply available in Downtown Baltimore, Fells Point, and Butchers Hill, compared to 4.7 in December 2016. That is an increase of 5% versus a year ago.

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.

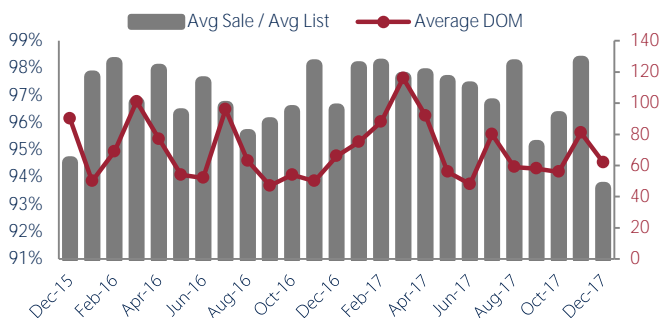
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Downtown Baltimore, Fells Point, and Butchers Hill compared to 56 in December 2016, a decrease of 14%. There were 37 current contracts pending sale this December compared to 30 a year ago. The number of current contracts is 23% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Downtown Baltimore, Fells Point, and Butchers Hill was 93.6% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, lower than the average last year, which was 66, a decrease of 6%.



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