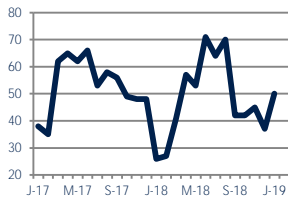


Zip Code(s): 21201, 21202 and 21231

Units Sold

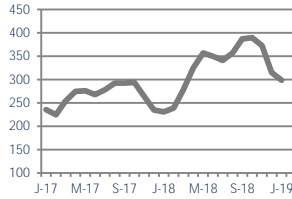
50



Up
Vs. Year Ago

Active Inventory

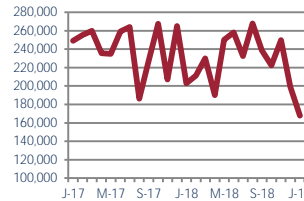
299



Up 29%
Vs. Year Ago

Median Sale Price

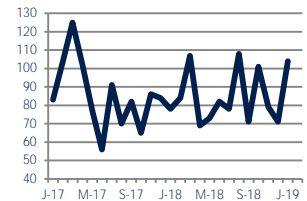
\$167,750



Down -17%
Vs. Year Ago

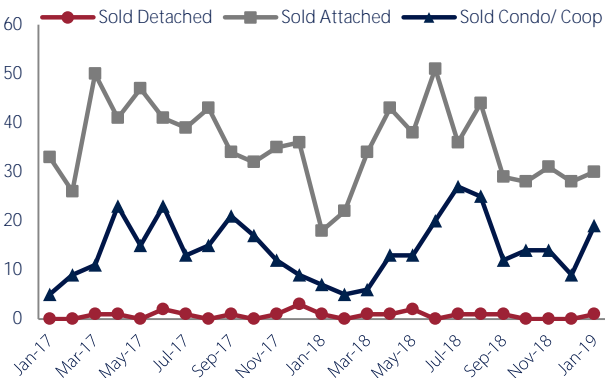
Days On Market

104



Up 33%
Vs. Year Ago

Units Sold*



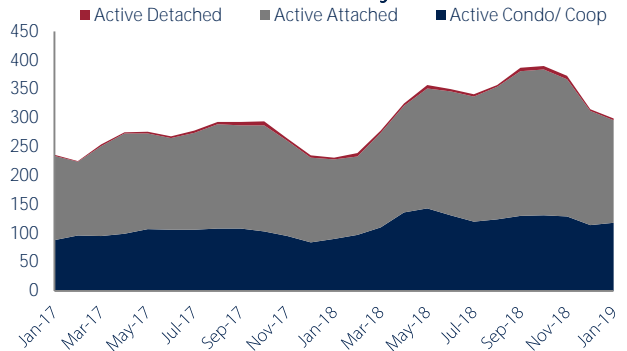
Units Sold

There was an increase in total units sold in January, with 50 sold this month in Downtown Baltimore, Fells Point, and Butchers Hill. This month's total units sold was higher than at this time last year.

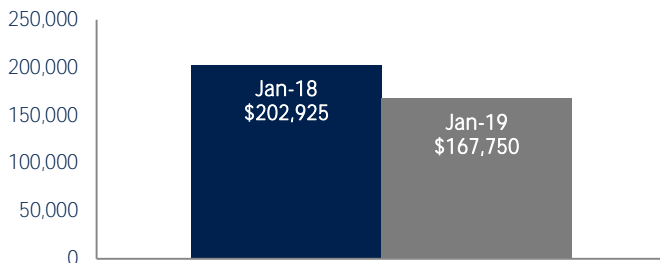
Active Inventory

Versus last year, the total number of homes available this month is higher by 68 units or 29%. The total number of active inventory this January was 299 compared to 231 in January 2018. This month's total of 299 is lower than the previous month's total supply of available inventory of 315, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Downtown Baltimore, Fells Point, and Butchers Hill Homes was \$202,925. This January, the median sale price was \$167,750, a decrease of 17% or \$35,175 compared to last year. The current median sold price is 16% lower than in December.

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 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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The Long & Foster Market Minute™

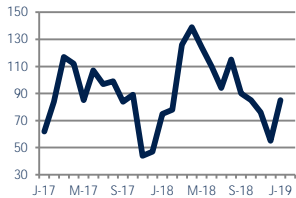
Focus On: Downtown Baltimore, Fells Point, and Butchers Hill Housing Market

January 2019

Zip Code(s): 21201, 21202 and 21231

New Listings

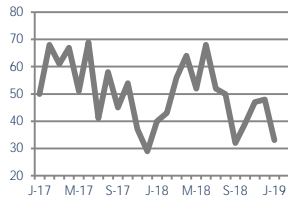
85



Up 13%
Vs. Year Ago

Current Contracts

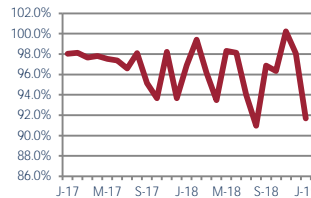
33



Down -18%
Vs. Year Ago

Sold Vs. List Price

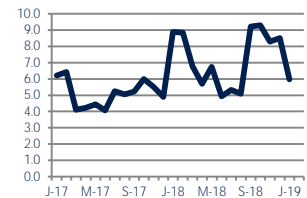
91.7%



Down
Vs. Year Ago

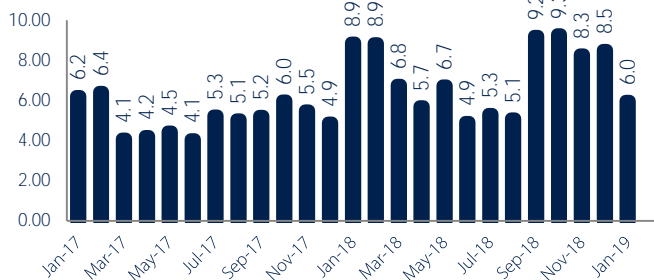
Months of Supply

6.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

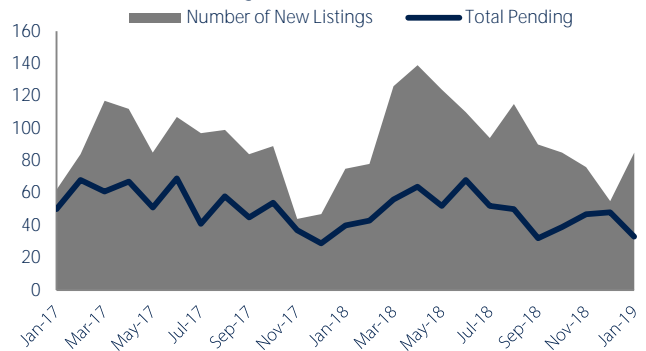
In January, there was 6.0 months of supply available in Downtown Baltimore, Fells Point, and Butchers Hill, compared to 8.9 in January 2018. That is a decrease of 33% versus a year ago.

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.

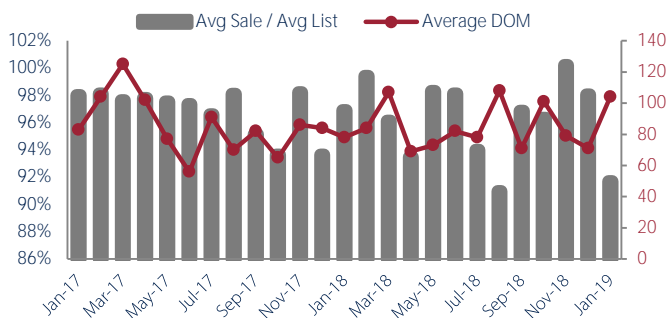
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Downtown Baltimore, Fells Point, and Butchers Hill compared to 75 in January 2018, an increase of 13%. There were 33 current contracts pending sale this January compared to 40 a year ago. The number of current contracts is 18% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Downtown Baltimore, Fells Point, and Butchers Hill was 91.7% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 104, higher than the average last year, which was 78, an increase of 33%.



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