

# THE LONG & FOSTER MARKET MINUTE™

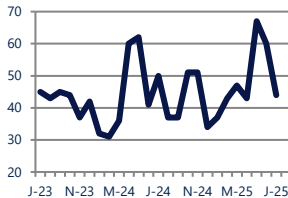
FOCUS ON: DOWNTOWN BALTIMORE, FELLS POINT, AND BUTCHERS HILL HOUSING MARKET

JULY 2025

Zip Code(s): 21201, 21202 and 21231

## Units Sold

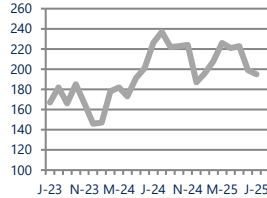
44



Down -12%  
Vs. Year Ago

## Active Inventory

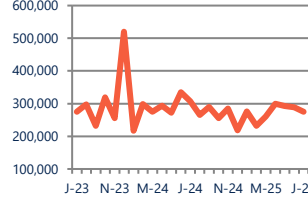
195



Down -14%  
Vs. Year Ago

## Median Sale Price

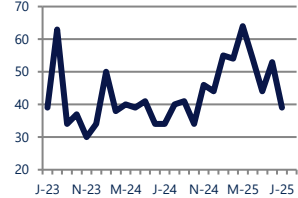
\$275,000



Down -11%  
Vs. Year Ago

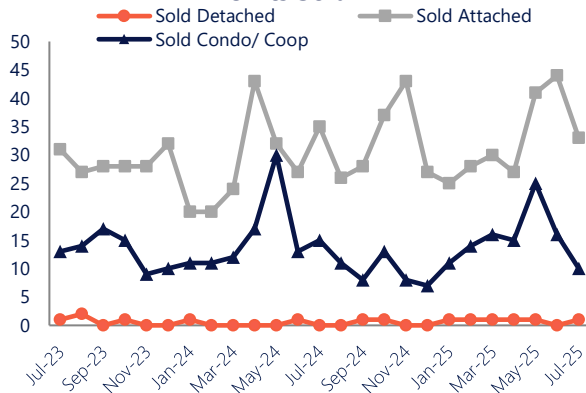
## Days On Market

39



Up 15%  
Vs. Year Ago

## Units Sold\*



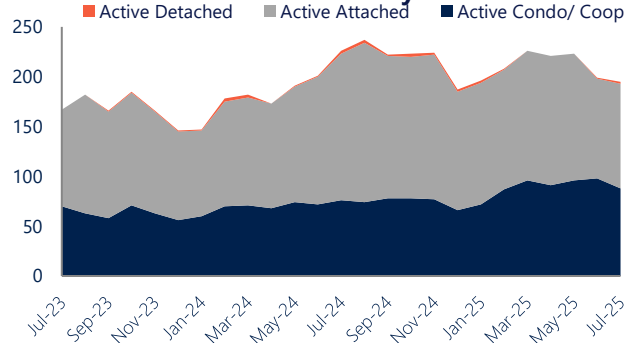
## Units Sold

There was a decrease in total units sold in July, with 44 sold this month in Downtown Baltimore, Fells Point, and Butchers Hill versus 60 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

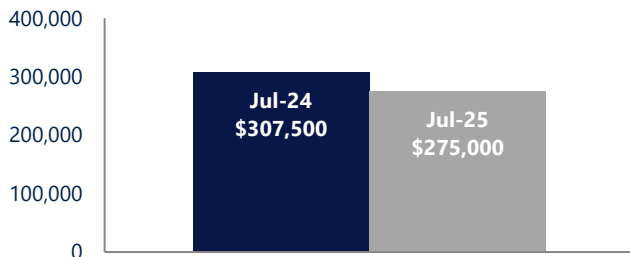
## Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 14%. The total number of active inventory this July was 195 compared to 226 in July 2024. This month's total of 195 is lower than the previous month's total supply of available inventory of 199, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Downtown Baltimore, Fells Point, and Butchers Hill Homes was \$307,500. This July, the median sale price was \$275,000, a decrease of 11% or \$32,500 compared to last year. The current median sold price is 5% lower than in June.

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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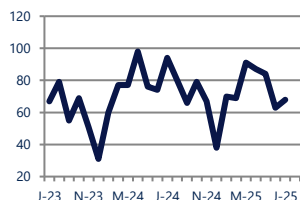
FOCUS ON: **DOWNTOWN BALTIMORE, FELLS POINT, AND BUTCHERS HILL HOUSING MARKET**

JULY 2025

Zip Code(s): 21201, 21202 and 21231

## New Listings

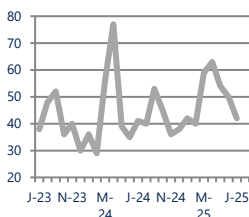
68



**Down -28%**  
Vs. Year Ago

## Current Contracts

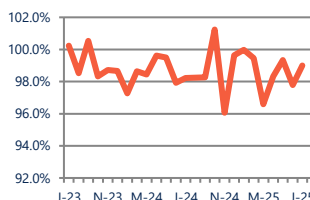
42



**Up 2%**  
Vs. Year Ago

## Sold Vs. List Price

99.0%



**Up 0.8%**  
Vs. Year Ago

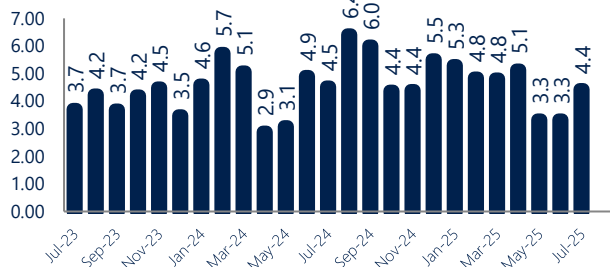
## Months of Supply

4.4



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

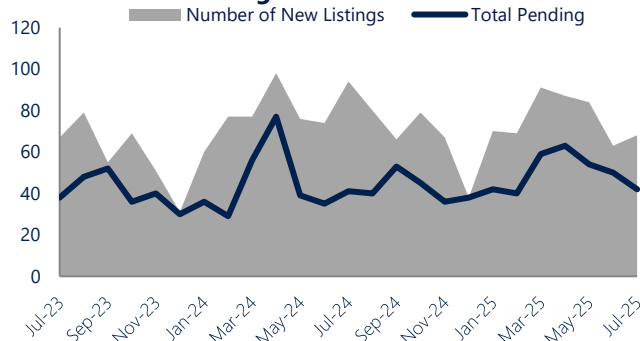
In July, there was 4.4 months of supply available in Downtown Baltimore, Fells Point, and Butchers Hill. The amount of supply is similar compared to a year ago.

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.

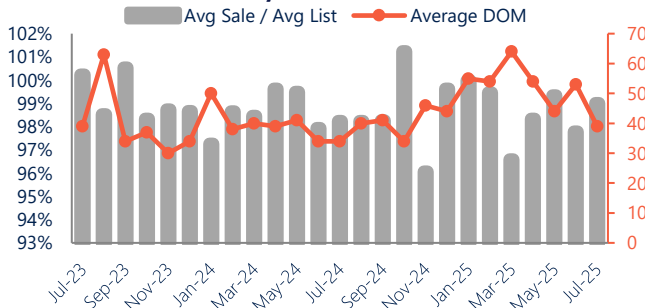
## New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Downtown Baltimore, Fells Point, and Butchers Hill compared to 94 in July 2024, a decrease of 28%. There were 42 current contracts pending sale this July compared to 41 a year ago. The number of current contracts is 2% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Downtown Baltimore, Fells Point, and Butchers Hill was 99.0% of the average list price, which is 0.8% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 34, an increase of 15%.

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