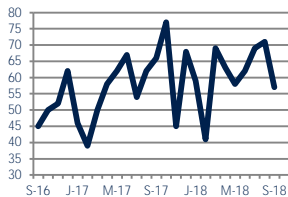


Zip Code(s): 21213 and 21205

Units Sold

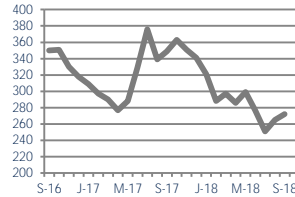
57



Down -14%
Vs. Year Ago

Active Inventory

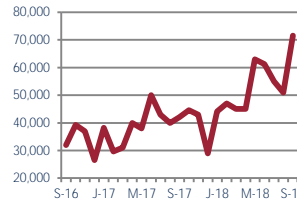
272



Down -22%
Vs. Year Ago

Median Sale Price

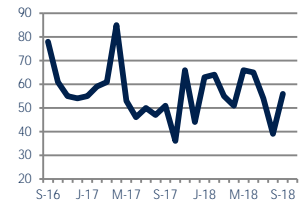
\$71,540



Up
Vs. Year Ago

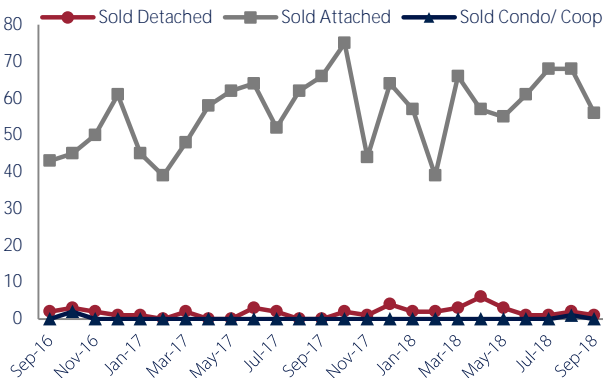
Days On Market

56



Up 10%
Vs. Year Ago

Units Sold*



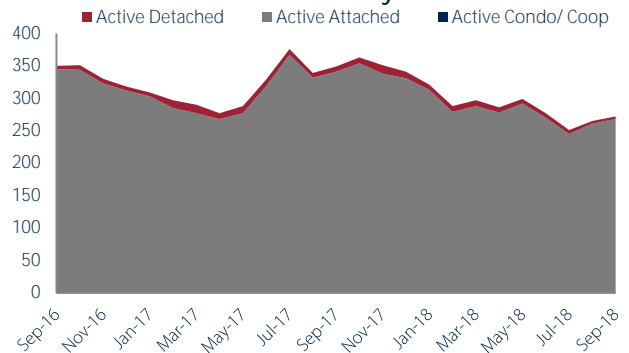
Units Sold

There was a decrease in total units sold in September, with 57 sold this month in East Baltimore City versus 71 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

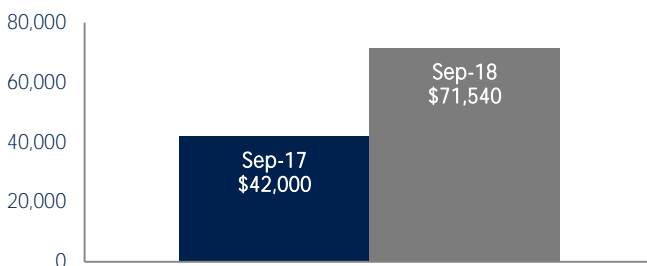
Active Inventory

Versus last year, the total number of homes available this month is lower by 77 units or 22%. The total number of active inventory this September was 272 compared to 349 in September 2017. This month's total of 272 is higher than the previous month's total supply of available inventory of 265, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for East Baltimore City Homes was \$42,000. This September, the median sale price was \$71,540, an increase of \$29,540 compared to last year. The current median sold price is higher than in August.

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

East Baltimore City are defined as properties listed in zip code/s 21213 and 21205.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE





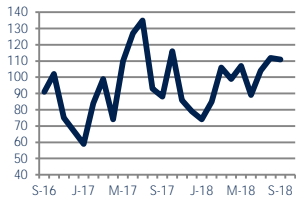
Focus On: East Baltimore City Housing Market

September 2018

Zip Code(s): 21213 and 21205

New Listings

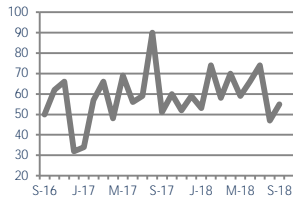
111



Up 26%
Vs. Year Ago

Current Contracts

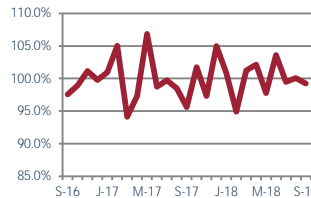
55



Up 8%
Vs. Year Ago

Sold Vs. List Price

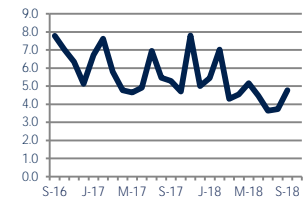
99.3%



Up 3.8%
Vs. Year Ago

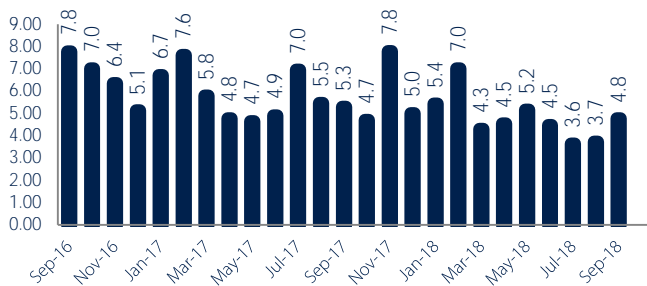
Months of Supply

4.8



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 4.8 months of supply available in East Baltimore City, compared to 5.3 in September 2017. That is a decrease of 10% versus a year ago.

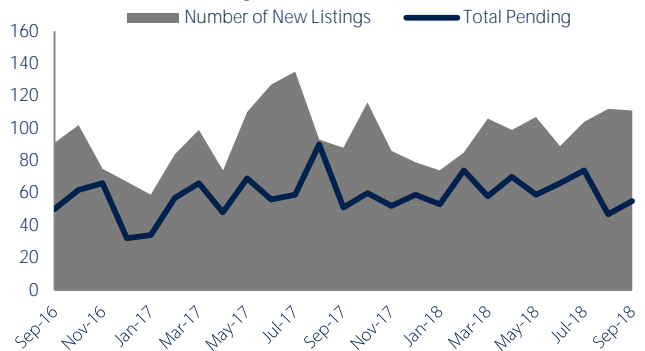
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

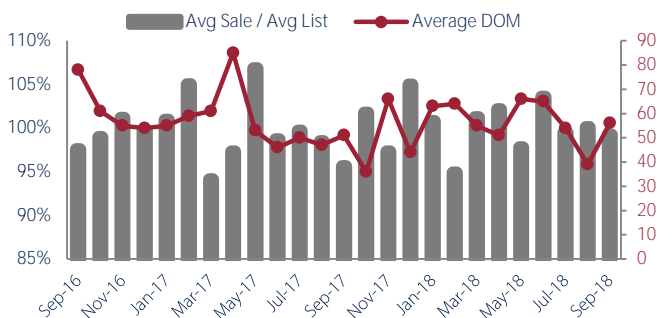
This month there were 111 homes newly listed for sale in East Baltimore City compared to 88 in September 2017, an increase of 26%.

There were 55 current contracts pending sale this September compared to 51 a year ago. The number of current contracts is 8% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in East Baltimore City was 99.3% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 51, an increase of 10%.



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