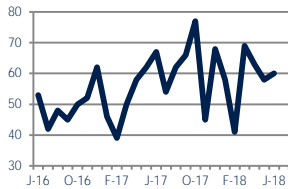


Focus On: East Baltimore City Housing Market

June 2018

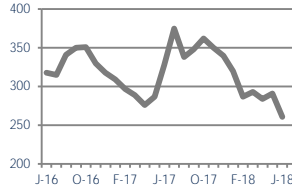
Zip Code(s): 21213 and 21205

Units Sold
60



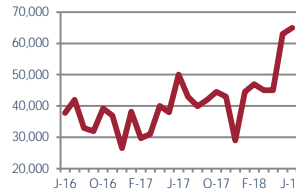
Down -10%
Vs. Year Ago

Active Inventory
261



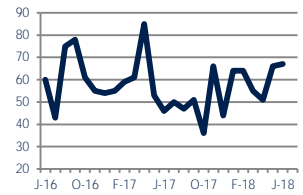
Down -20%
Vs. Year Ago

Median Sale Price
\$65,000



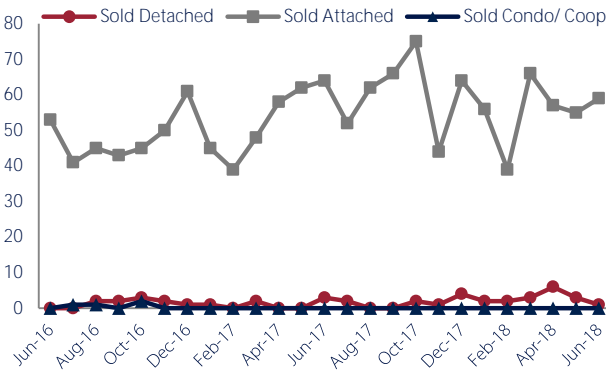
Up 30%
Vs. Year Ago

Days On Market
67



Up 46%
Vs. Year Ago

Units Sold*



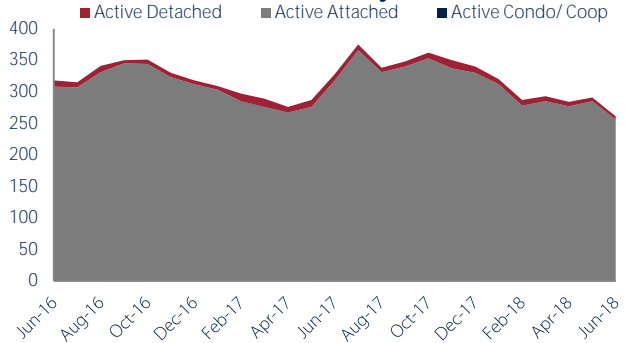
Units Sold

There was an increase in total units sold in June, with 60 sold this month in East Baltimore City versus 58 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 10% versus June 2017.

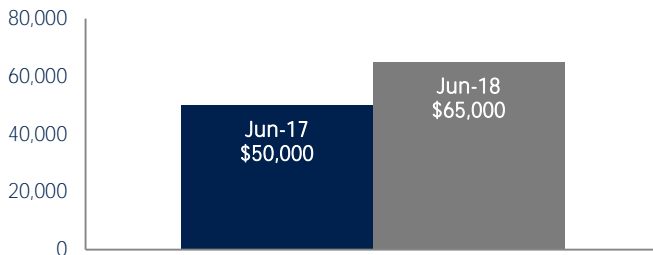
Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 20%. The total number of active inventory this June was 261 compared to 328 in June 2017. This month's total of 261 is lower than the previous month's total supply of available inventory of 291, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East Baltimore City Homes was \$50,000. This June, the median sale price was \$65,000, an increase of \$15,000 compared to last year. The current median sold price is higher than in May.

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





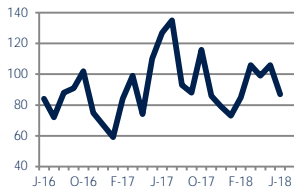
Focus On: East Baltimore City Housing Market

June 2018

Zip Code(s): 21213 and 21205

New Listings

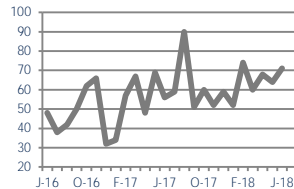
87



Down -31%
Vs. Year Ago

Current Contracts

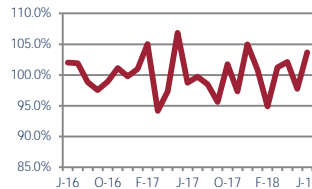
71



Up 27%
Vs. Year Ago

Sold Vs. List Price

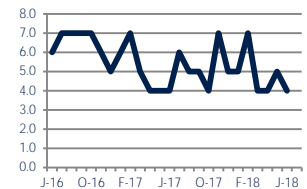
103.7%



Up
Vs. Year Ago

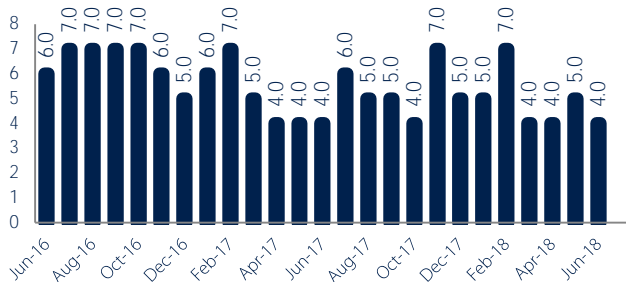
Months of Supply

4.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

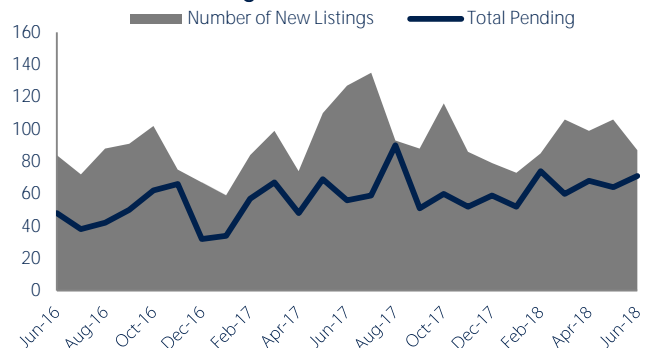
In June, there was 4.4 months of supply available in East Baltimore City, compared to 4.9 in June 2017. That is a decrease of 11% versus a year ago.

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.

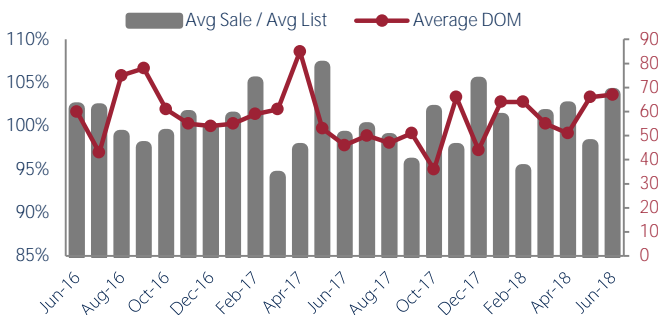
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in East Baltimore City compared to 127 in June 2017, a decrease of 31%. There were 71 current contracts pending sale this June compared to 56 a year ago. The number of current contracts is 27% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in East Baltimore City was 103.7% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 67, higher than the average last year, which was 46, an increase of 46%.



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.

