



The Long & Foster Market Minute™

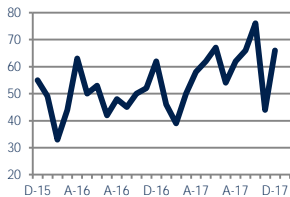
Focus On: East Baltimore City Housing Market

December 2017

Zip Code(s): 21213 and 21205

Units Sold

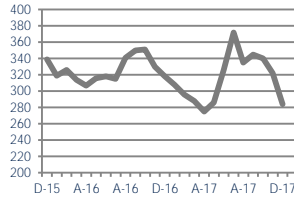
66



Up 6%
Vs. Year Ago

Active Inventory

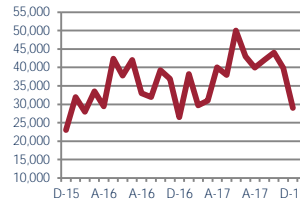
284



Down -11%
Vs. Year Ago

Median Sale Price

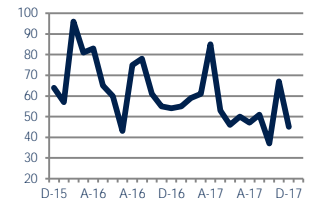
\$29,000



Up 9%
Vs. Year Ago

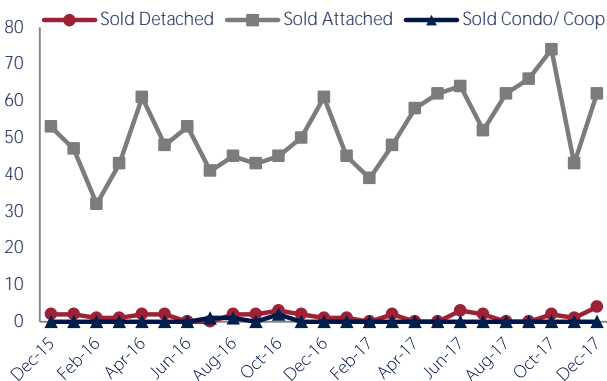
Days On Market

45



Down -17%
Vs. Year Ago

Units Sold*



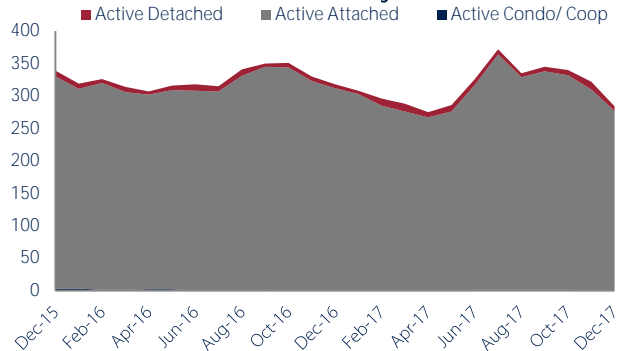
Units Sold

There was an increase in total units sold in December, with 66 sold this month in East Baltimore City. 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 lower by 34 units or 11%. The total number of active inventory this December was 284 compared to 318 in December 2016. This month's total of 284 is lower than the previous month's total supply of available inventory of 322, a decrease of 12%.

Active Inventory*

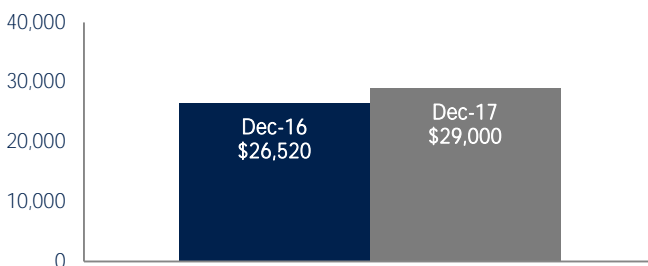


Median Sale Price

Last December, the median sale price for East Baltimore City Homes was \$26,520. This December, the median sale price was \$29,000, an increase of \$2,480 compared to last year. The current median sold price is lower 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.

Median Sale Price



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



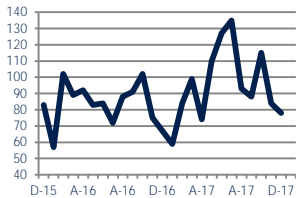
Focus On: East Baltimore City Housing Market

December 2017

Zip Code(s): 21213 and 21205

New Listings

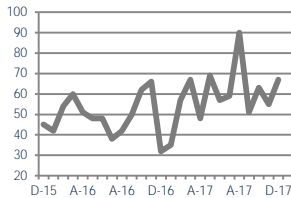
78



Up 16%
Vs. Year Ago

Current Contracts

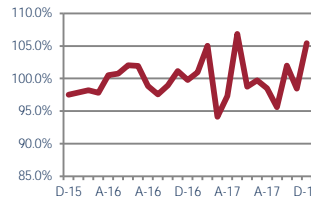
67



Up 109%
Vs. Year Ago

Sold Vs. List Price

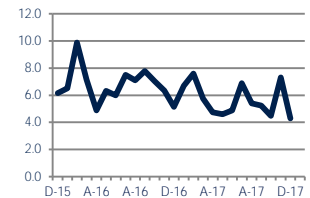
105.4%



Up
Vs. Year Ago

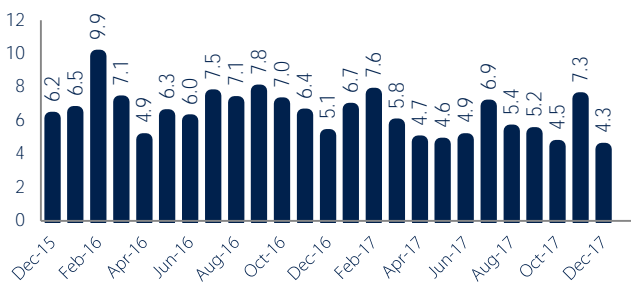
Months of Supply

4.3



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

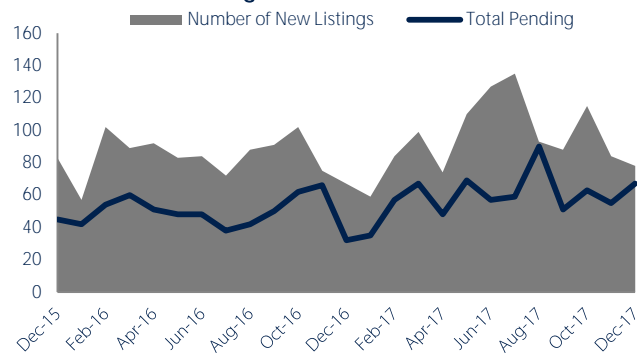
In December, there was 4.3 months of supply available in East Baltimore City, compared to 5.1 in December 2016. That is a decrease of 16% versus a year ago.

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.

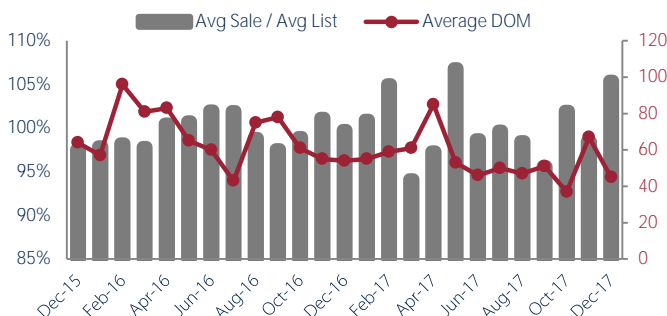
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in East Baltimore City compared to 67 in December 2016, an increase of 16%. There were 67 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 109% 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 East Baltimore City was 105.4% 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 45, lower than the average last year, which was 54, a decrease of 17%.



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