



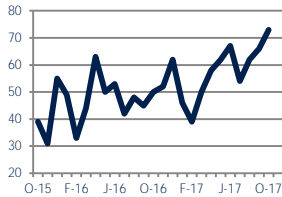
## Focus On: East Baltimore City Housing Market

October 2017

Zip Code(s): 21213 and 21205

### Units Sold

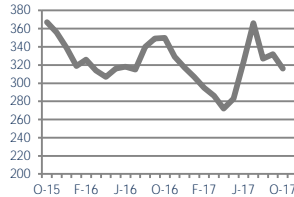
73



Up  
Vs. Year Ago

### Active Inventory

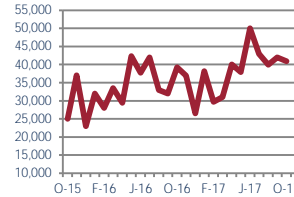
316



Down -10%  
Vs. Year Ago

### Median Sale Price

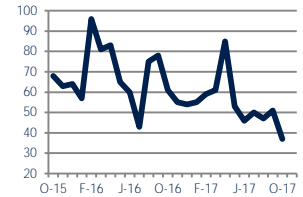
\$40,950



Up 4%  
Vs. Year Ago

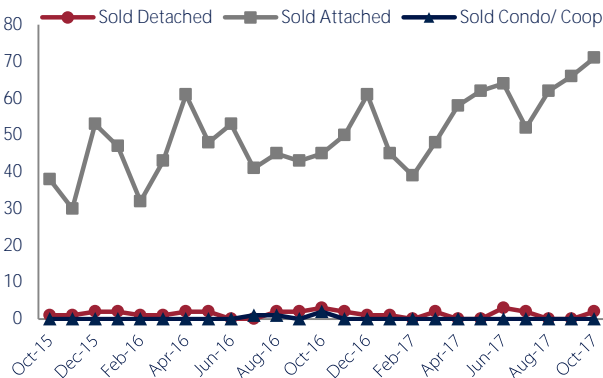
### Days On Market

37



Down -39%  
Vs. Year Ago

### Units Sold\*



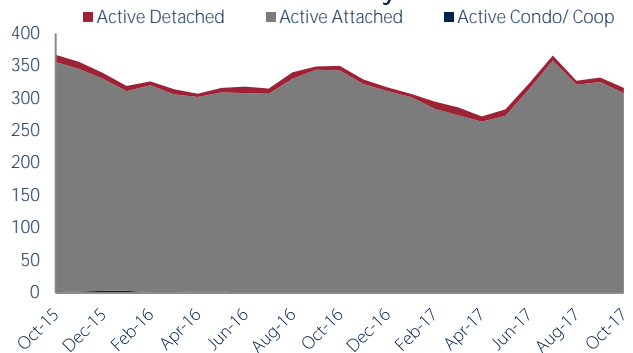
### Units Sold

There was an increase in total units sold in October, with 73 sold this month in East Baltimore City. This month's total units sold was higher than at this time last year.

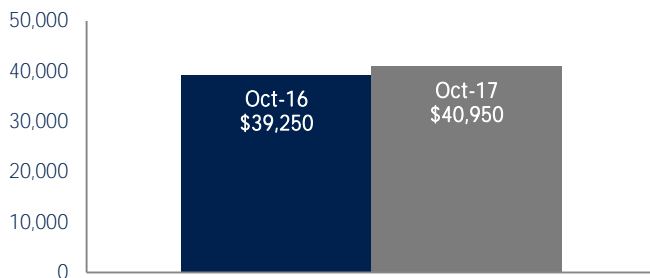
### Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 10%. The total number of active inventory this October was 316 compared to 350 in October 2016. This month's total of 316 is lower than the previous month's total supply of available inventory of 332, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for East Baltimore City Homes was \$39,250. This October, the median sale price was \$40,950, an increase of 4% or \$1,700 compared to last year. The current median sold price is 3% lower than in September.

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

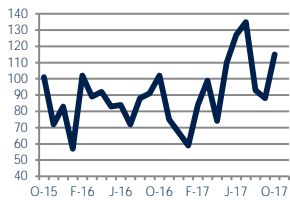
## Focus On: East Baltimore City Housing Market

October 2017

Zip Code(s): 21213 and 21205

### New Listings

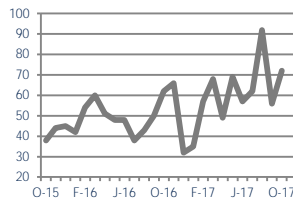
115



Up 13%  
Vs. Year Ago

### Current Contracts

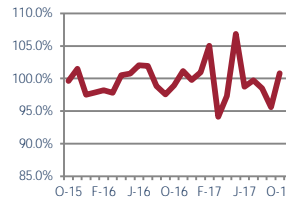
72



Up 16%  
Vs. Year Ago

### Sold Vs. List Price

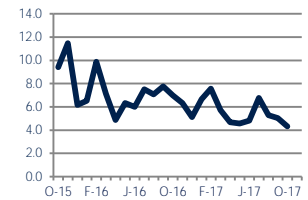
100.8%



Up 1.9%  
Vs. Year Ago

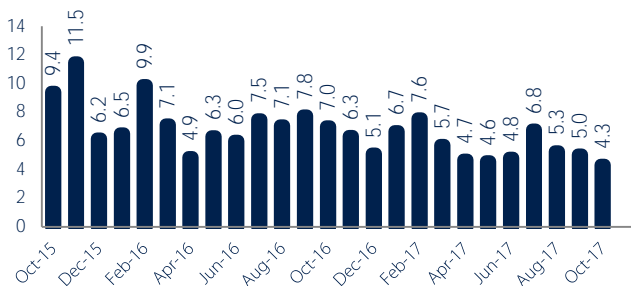
### Months of Supply

4.3



Down -38%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

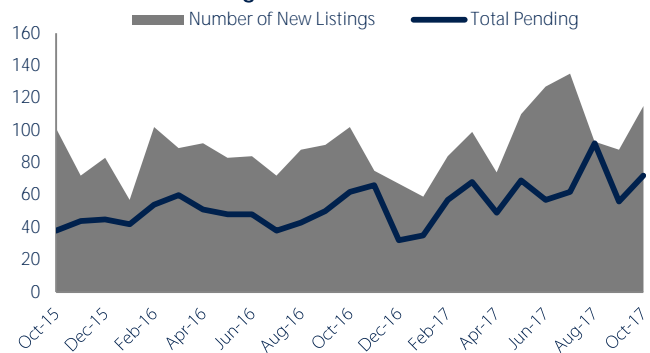
In October, there was 4.3 months of supply available in East Baltimore City, compared to 7.0 in October 2016. That is a decrease of 38% versus a year ago.

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.

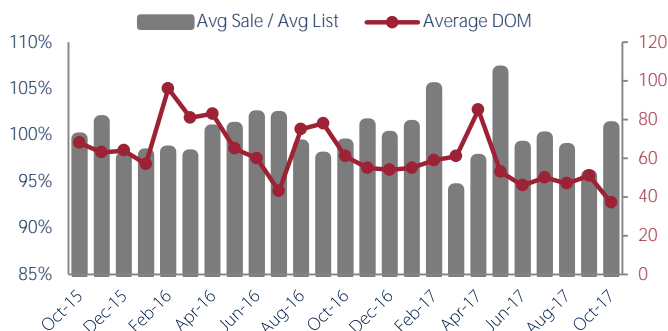
### New Listings & Current Contracts

This month there were 115 homes newly listed for sale in East Baltimore City compared to 102 in October 2016, an increase of 13%. There were 72 current contracts pending sale this October compared to 62 a year ago. The number of current contracts is 16% higher than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in East Baltimore City was 100.8% of the average list price, which is 1.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 61, a decrease of 39%.