



# The Long & Foster Market Minute™

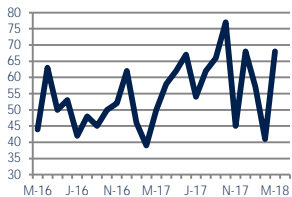
Focus On: East Baltimore City Housing Market

March 2018

Zip Code(s): 21213 and 21205

## Units Sold

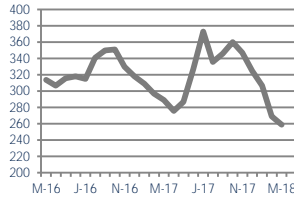
68



Up  
Vs. Year Ago

## Active Inventory

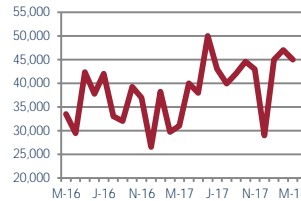
259



Down -10%  
Vs. Year Ago

## Median Sale Price

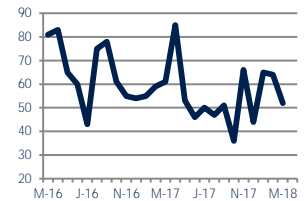
\$45,000



Up  
Vs. Year Ago

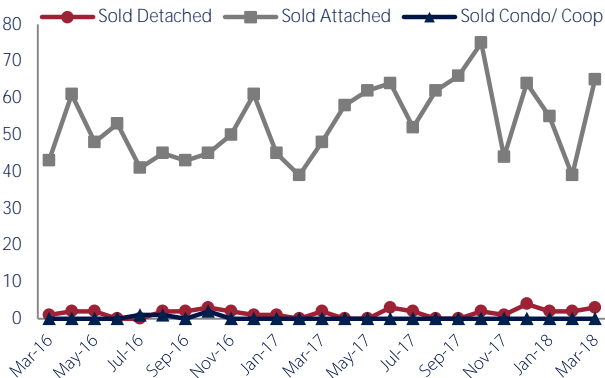
## Days On Market

52



Down -15%  
Vs. Year Ago

### Units Sold\*



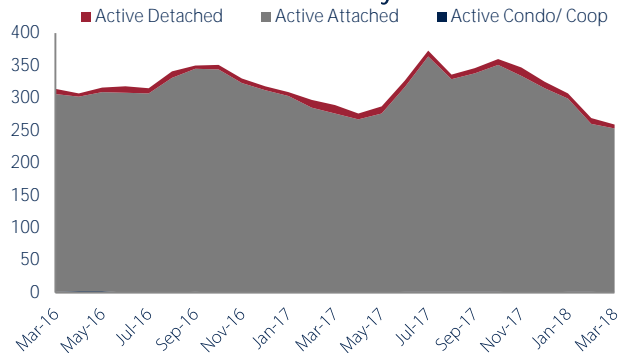
## Units Sold

There was an increase in total units sold in March, with 68 sold this month in East Baltimore City. This month's total units sold was higher than at this time last year.

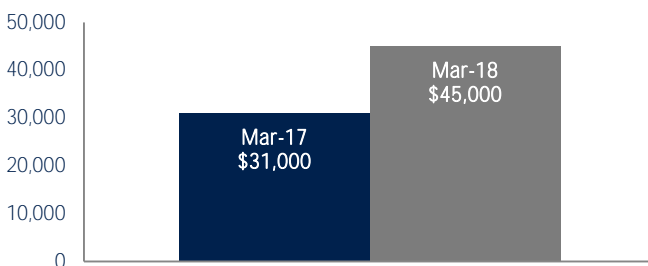
## Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 10%. The total number of active inventory this March was 259 compared to 289 in March 2017. This month's total of 259 is lower than the previous month's total supply of available inventory of 269, a decrease of 4%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for East Baltimore City Homes was \$31,000. This March, the median sale price was \$45,000, an increase of \$14,000 compared to last year. The current median sold price is lower than in February.

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





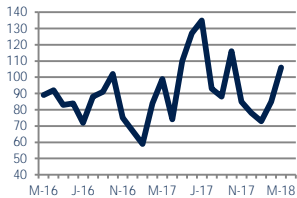
## Focus On: East Baltimore City Housing Market

March 2018

Zip Code(s): 21213 and 21205

### New Listings

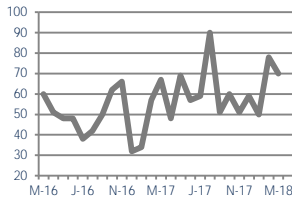
106



Up 7%  
Vs. Year Ago

### Current Contracts

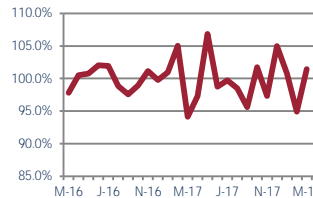
70



Up 4%  
Vs. Year Ago

### Sold Vs. List Price

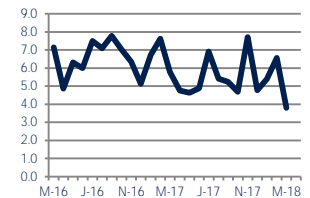
101.4%



Up  
Vs. Year Ago

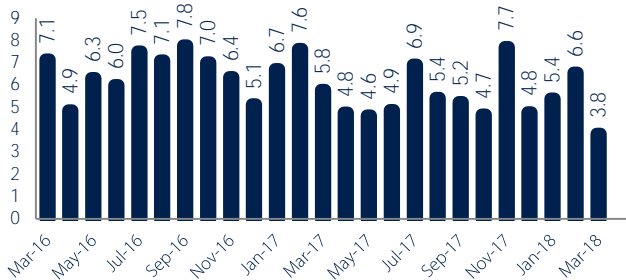
### Months of Supply

3.8



Down -34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

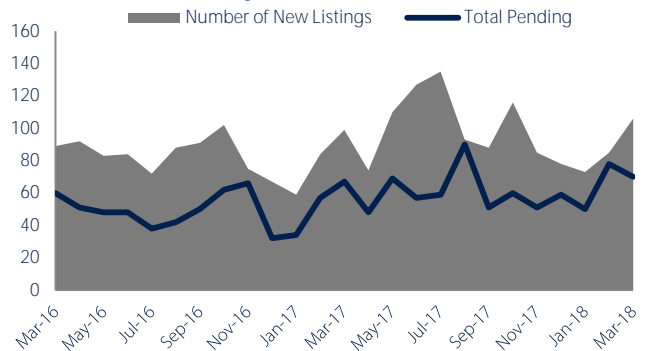
In March, there was 3.8 months of supply available in East Baltimore City, compared to 5.8 in March 2017. That is a decrease of 34% versus a year ago.

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.

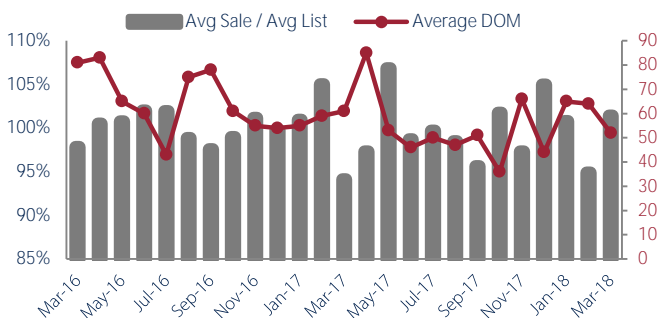
### New Listings & Current Contracts

This month there were 106 homes newly listed for sale in East Baltimore City compared to 99 in March 2017, an increase of 7%. There were 70 current contracts pending sale this March compared to 67 a year ago. The number of current contracts is 4% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in East Baltimore City was 101.4% 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 52, lower than the average last year, which was 61, a decrease of 15%.



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