

THE LONG & FOSTER MARKET MINUTE™

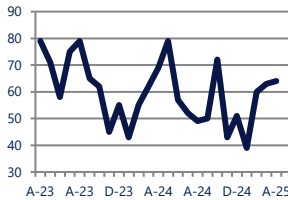
FOCUS ON: **EAST BALTIMORE CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 21213 and 21205

Units Sold

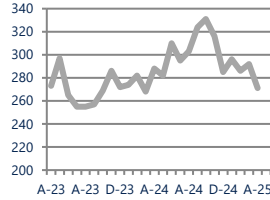
64



Down -7%
Vs. Year Ago

Active Inventory

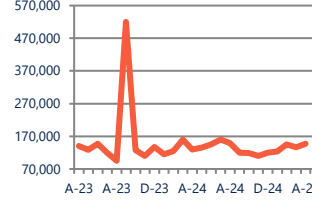
271



Down -6%
Vs. Year Ago

Median Sale Price

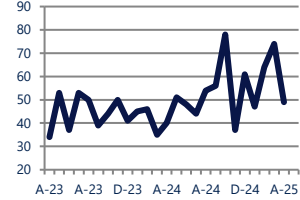
\$147,500



Up 13%
Vs. Year Ago

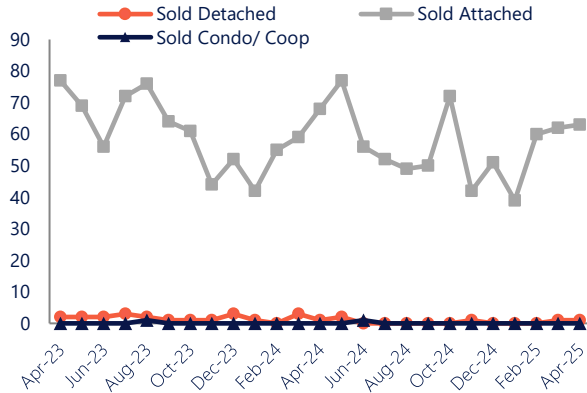
Days On Market

49



Up 23%
Vs. Year Ago

Units Sold*



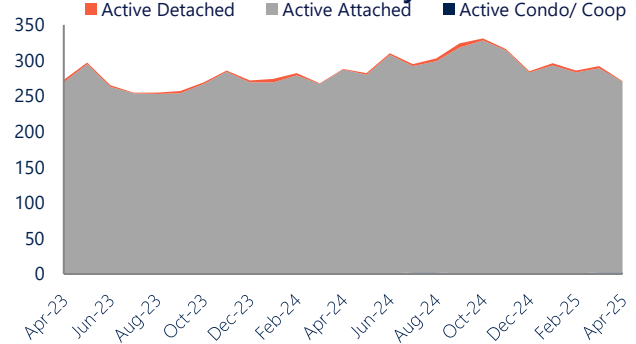
Units Sold

There was an increase in total units sold in April, with 64 sold this month in East Baltimore City versus 63 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

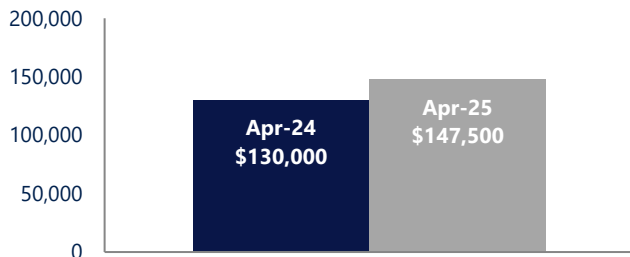
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 6%. The total number of active inventory this April was 271 compared to 288 in April 2024. This month's total of 271 is lower than the previous month's total supply of available inventory of 292, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for East Baltimore City Homes was \$130,000. This April, the median sale price was \$147,500, an increase of 13% or \$17,500 compared to last year. The current median sold price is 8% higher than in March.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

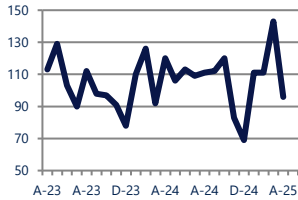
FOCUS ON: **EAST BALTIMORE CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 21213 and 21205

New Listings

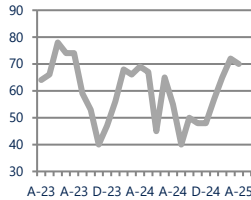
96



Down -20%
Vs. Year Ago

Current Contracts

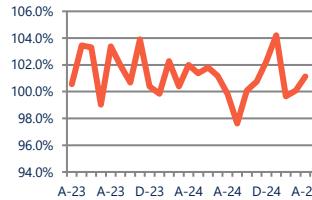
70



Up 1%
Vs. Year Ago

Sold Vs. List Price

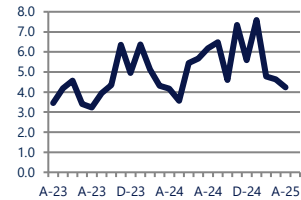
101.1%



Down -0.8%
Vs. Year Ago

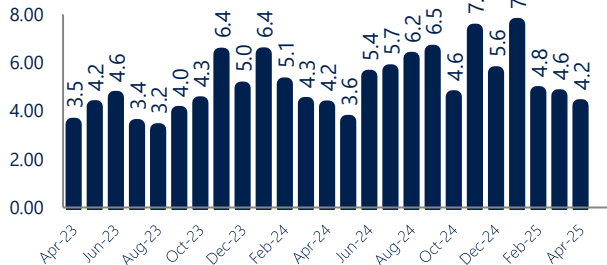
Months of Supply

4.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

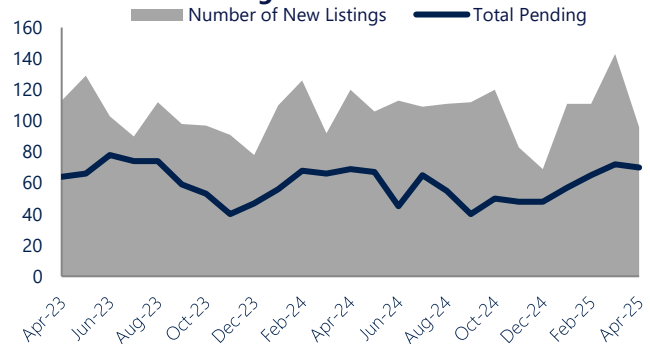
In April, there was 4.2 months of supply available in East Baltimore City. The amount of supply is similar compared to a year ago.

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.

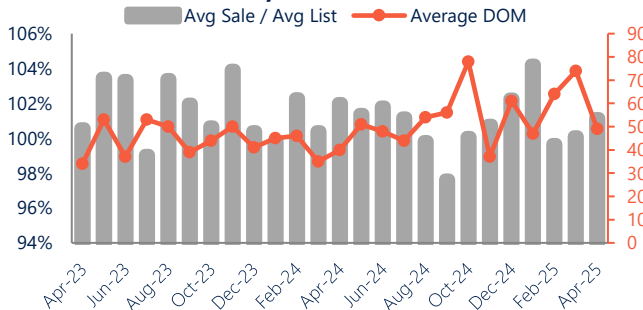
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in East Baltimore City compared to 120 in April 2024, a decrease of 20%. There were 70 current contracts pending sale this April compared to 69 a year ago. The number of current contracts is 1% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in East Baltimore City was 101.1% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 40, an increase of 23%.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.