

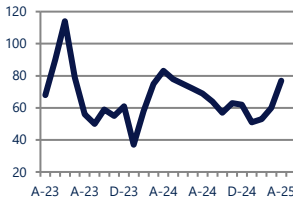
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FEDERAL HILL, LOCUST POINT, AND SOUTH BALTIMORE HOUSING MARKET**

APRIL 2025

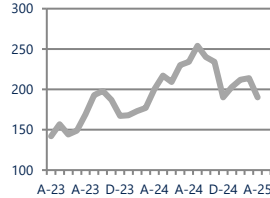
Zip Code(s): 21230

Units Sold
77



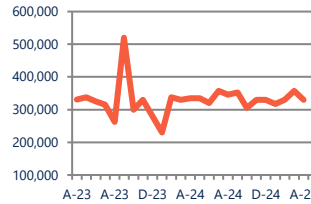
Down -7%
Vs. Year Ago

Active Inventory
190



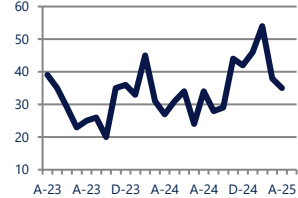
Down -5%
Vs. Year Ago

Median Sale Price
\$330,000



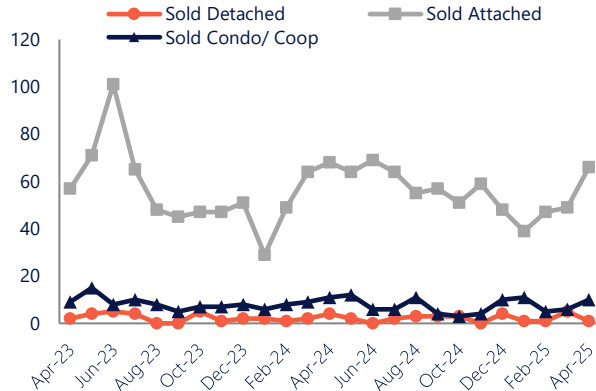
Down -1%
Vs. Year Ago

Days On Market
35



Up 30%
Vs. Year Ago

Units Sold*



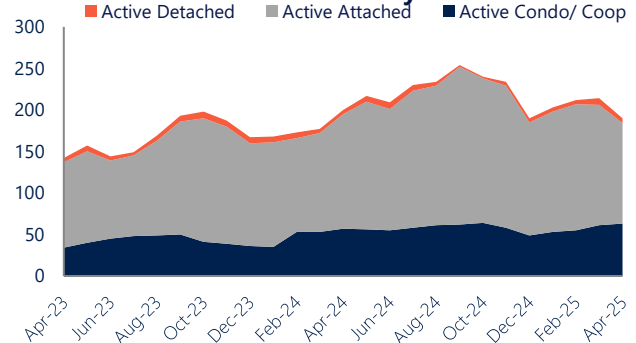
Units Sold

There was an increase in total units sold in April, with 77 sold this month in Federal Hill, Locust Point, and South Baltimore versus 60 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

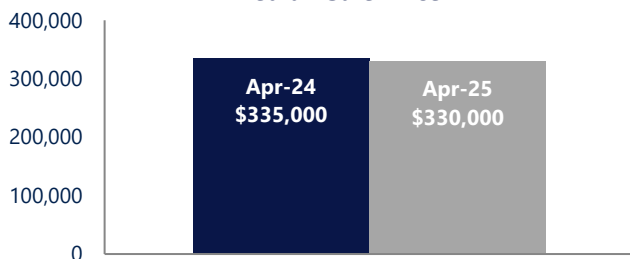
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 5%. The total number of active inventory this April was 190 compared to 200 in April 2024. This month's total of 190 is lower than the previous month's total supply of available inventory of 214, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$335,000. This April, the median sale price was \$330,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 8% lower 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.

Federal Hill, Locust Point, and South Baltimore are defined as properties listed in zip code/s 21230.

*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.

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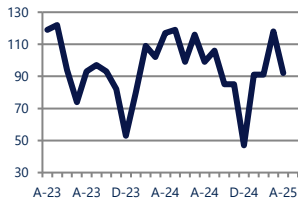
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APRIL 2025

Zip Code(s): 21230

New Listings

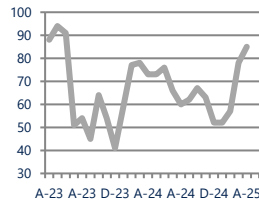
92



Down -21%
Vs. Year Ago

Current Contracts

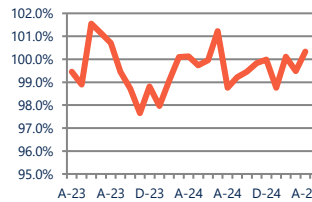
85



Up 16%
Vs. Year Ago

Sold Vs. List Price

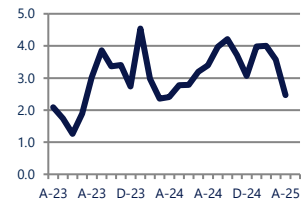
100.3%



No Change
Vs. Year Ago

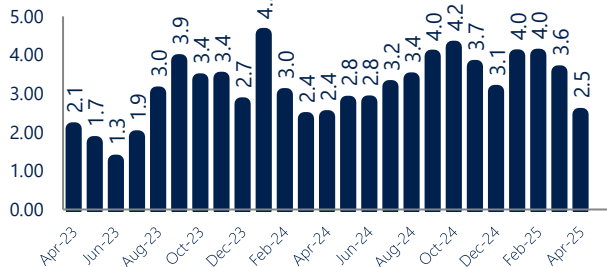
Months of Supply

2.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.5 months of supply available in Federal Hill, Locust Point, and South Baltimore. The amount of supply is similar compared to a year ago.

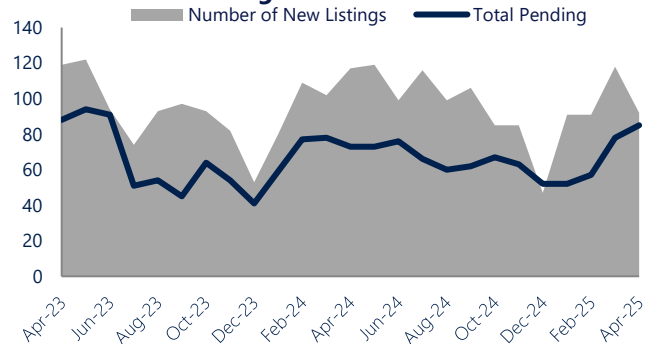
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

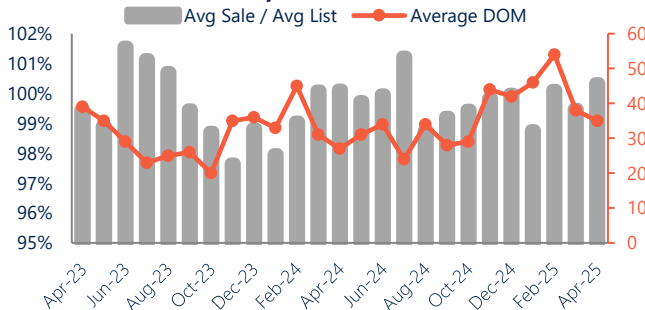
This month there were 92 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 117 in April 2024, a decrease of 21%. There were 85 current contracts pending sale this April compared to 73 a year ago.

The number of current contracts is 16% 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 Federal Hill, Locust Point, and South Baltimore was 100.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 27, an increase of 30%.

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