



The Long & Foster Market Minute™

Focus On: Federal Hill, Locust Point, and South Baltimore Housing Market

June 2018

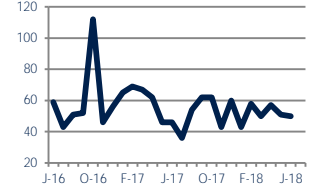
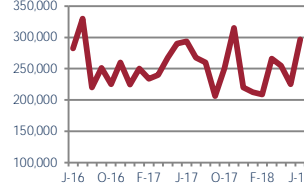
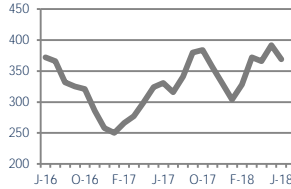
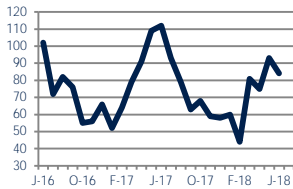
Zip Code(s): 21230

Units Sold
84

Active Inventory
369

Median Sale Price
\$296,500

Days On Market
50



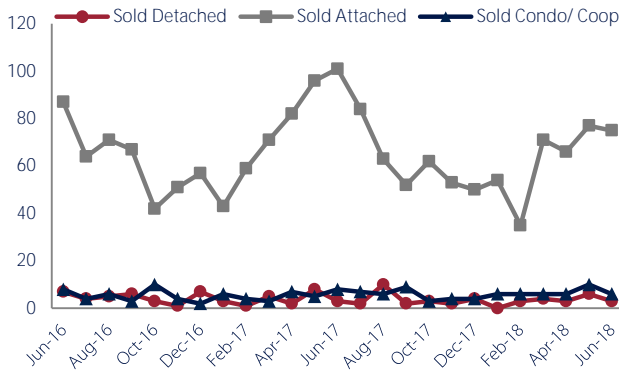
Down -25%
Vs. Year Ago

Up 11%
Vs. Year Ago

Up 1%
Vs. Year Ago

Up 9%
Vs. Year Ago

Units Sold*



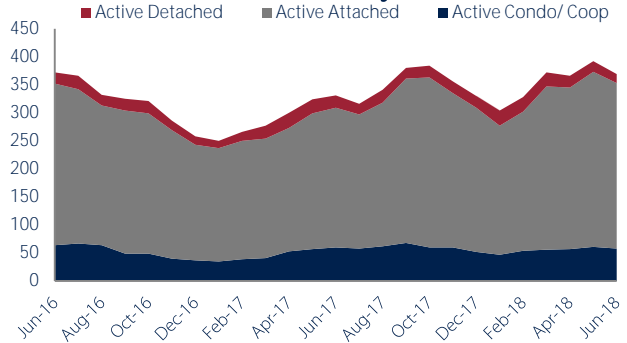
Units Sold

There was a decrease in total units sold in June, with 84 sold this month in Federal Hill, Locust Point, and South Baltimore versus 93 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 25% versus June 2017.

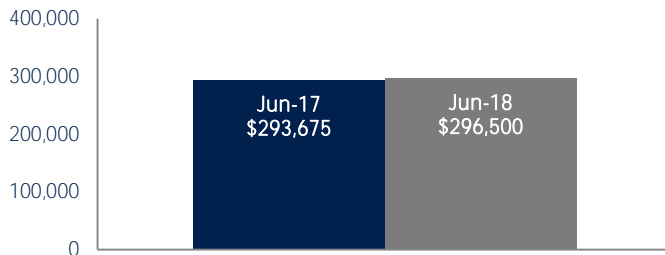
Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 11%. The total number of active inventory this June was 369 compared to 331 in June 2017. This month's total of 369 is lower than the previous month's total supply of available inventory of 392, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$293,675. This June, the median sale price was \$296,500, an increase of \$2,825 compared to last year. The current median sold price is higher than in May.

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 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.

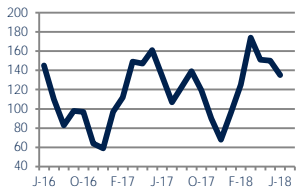




Zip Code(s): 21230

New Listings

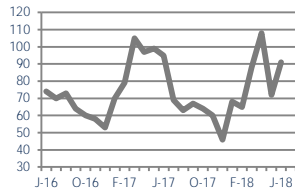
135



Up 1%
Vs. Year Ago

Current Contracts

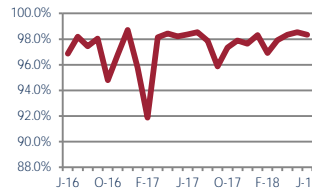
91



Down -4%
Vs. Year Ago

Sold Vs. List Price

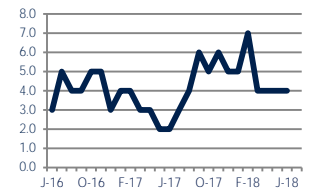
98.3%



No Change
Vs. Year Ago

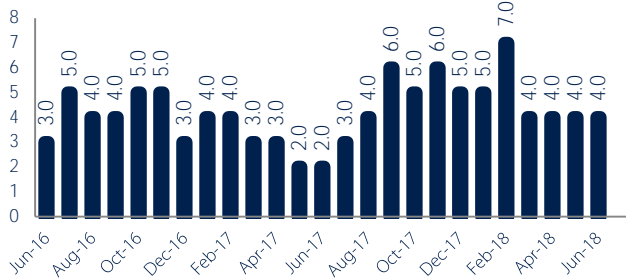
Months of Supply

4.0



Up 100%
Vs. Year Ago

Months Of Supply



Months of Supply

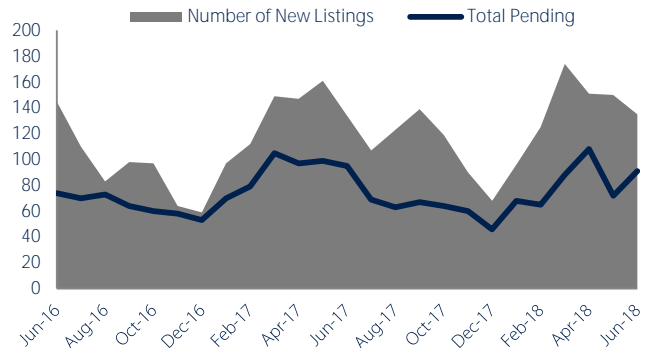
In June, there was 4.4 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 3.0 in June 2017. That is an increase of 49% versus a year ago.

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.

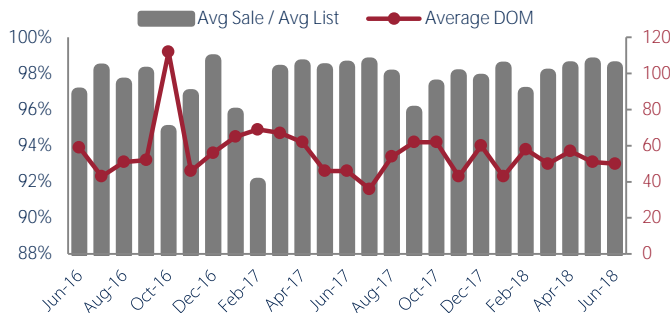
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 134 in June 2017, an increase of 1%. There were 91 current contracts pending sale this June compared to 95 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Federal Hill, Locust Point, and South Baltimore was 98.3% 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 50, higher than the average last year, which was 46, an increase of 9%.



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