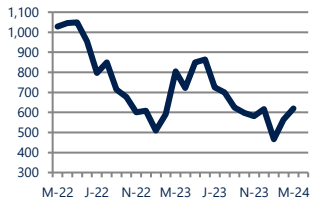




Focus On: **Baltimore City Housing Market**

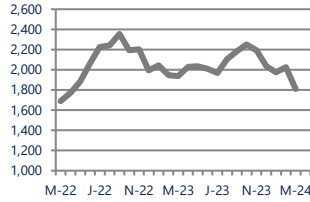
March 2024

Units Sold
619



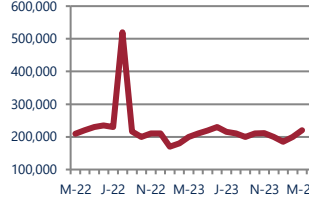
Down -23%
Vs. Year Ago

Active Inventory
1,811



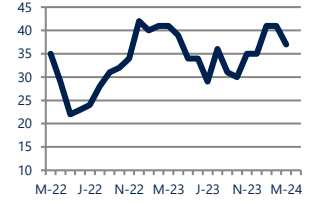
Down -7%
Vs. Year Ago

Median Sale Price
\$220,000



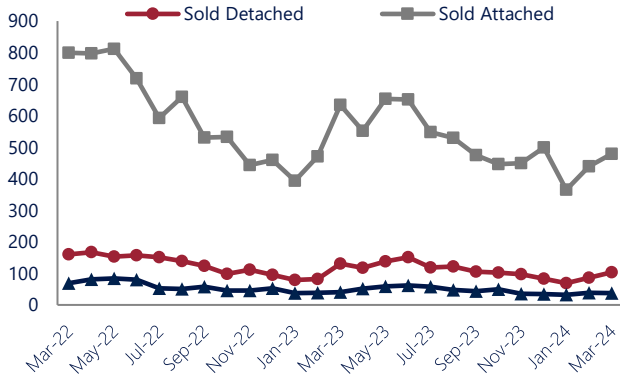
Up 10%
Vs. Year Ago

Days On Market
37



Down -10%
Vs. Year Ago

Units Sold*



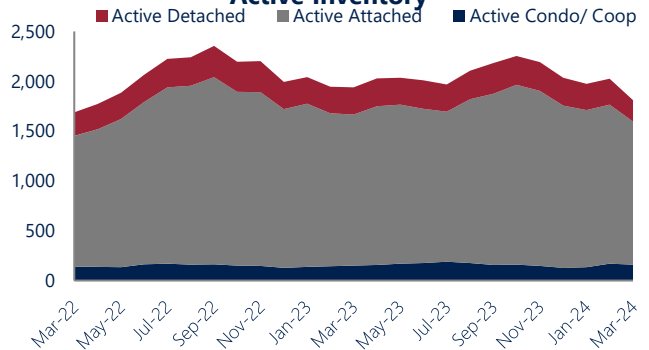
Units Sold

There was an increase in total units sold in March, with 619 sold this month in Baltimore City versus 563 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 23% versus March 2023.

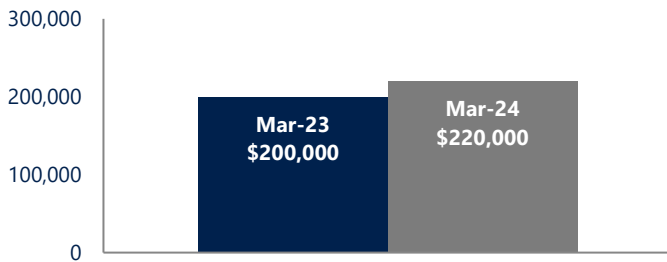
Active Inventory

Versus last year, the total number of homes available this month is lower by 127 units or 7%. The total number of active inventory this March was 1,811 compared to 1,938 in March 2023. This month's total of 1,811 is lower than the previous month's total supply of available inventory of 2,024, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Baltimore City Homes was \$200,000. This March, the median sale price was \$220,000, an increase of 10% or \$20,000 compared to last year. The current median sold price is 10% higher than in February.

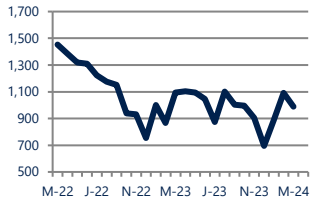
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*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.



New Listings

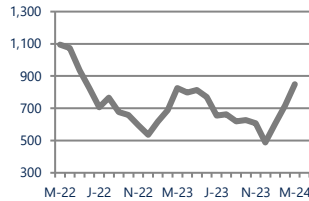
988



Down -10%
Vs. Year Ago

Current Contracts

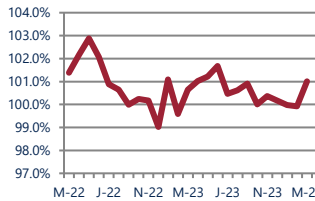
850



Up 3%
Vs. Year Ago

Sold Vs. List Price

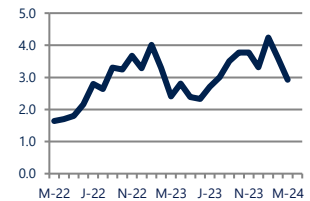
101.0%



No Change
Vs. Year Ago

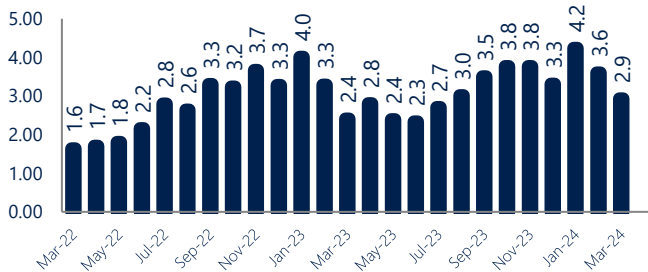
Months of Supply

2.9



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

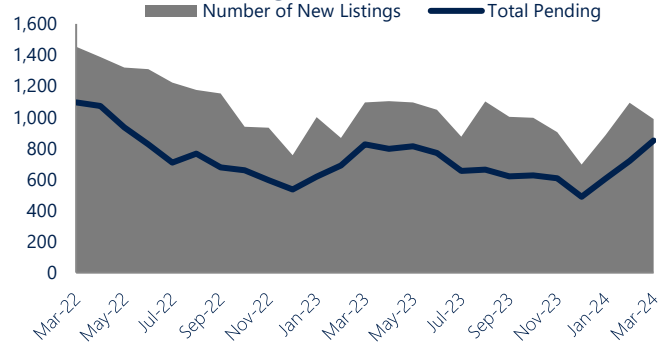
In March, there was 2.9 months of supply available in Baltimore City, compared to 2.4 in March 2023. That is an increase of 22% versus a year ago.

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.

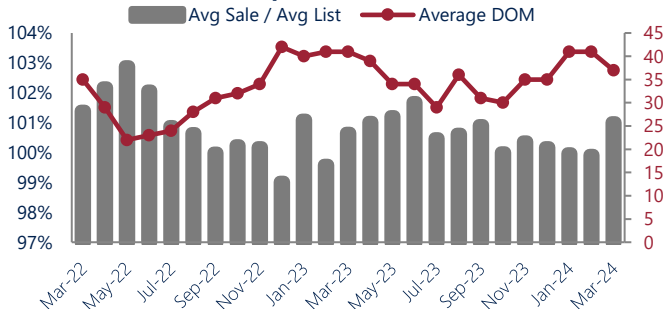
New Listings & Current Contracts

This month there were 988 homes newly listed for sale in Baltimore City compared to 1,094 in March 2023, a decrease of 10%. There were 850 current contracts pending sale this March compared to 825 a year ago. The number of current contracts is 3% 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 Baltimore City was 101.0% 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 37, lower than the average last year, which was 41, a decrease of 10%.