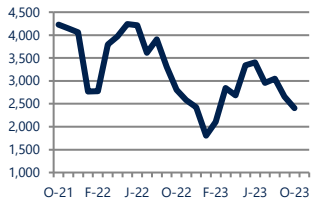


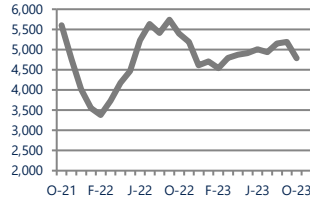


Units Sold 2,407



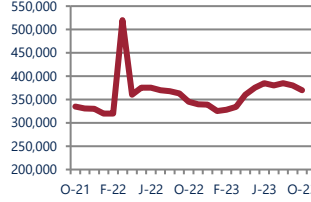
Down -14%
Vs. Year Ago

Active Inventory 4,789



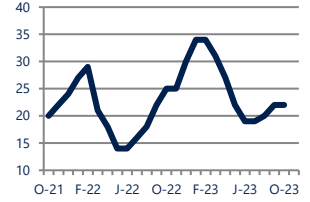
Down -11%
Vs. Year Ago

Median Sale Price \$370,000



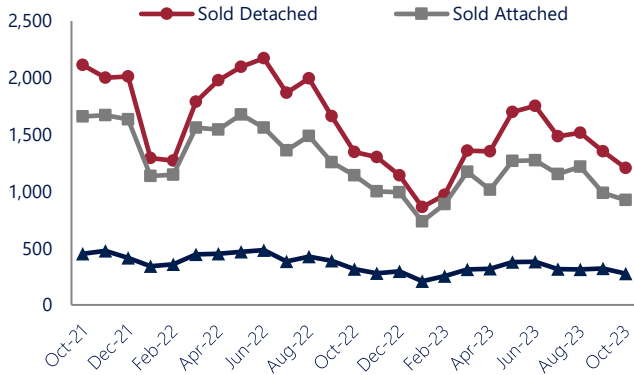
Up 7%
Vs. Year Ago

Days On Market 22



Down -12%
Vs. Year Ago

Units Sold*



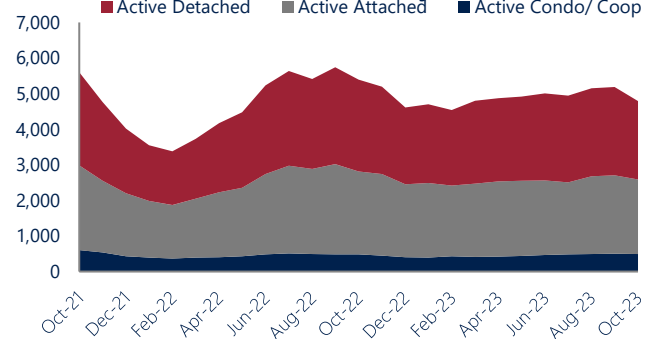
Units Sold

There was a decrease in total units sold in October, with 2,407 sold this month in Baltimore Metro versus 2,659 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 14% versus October 2022.

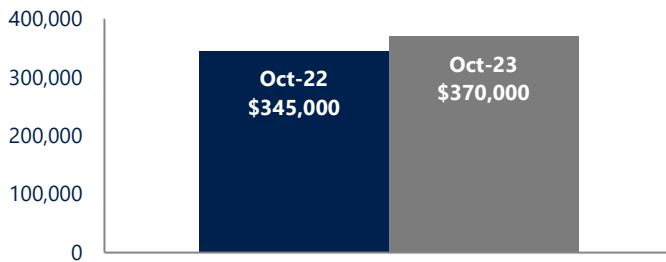
Active Inventory

Versus last year, the total number of homes available this month is lower by 607 units or 11%. The total number of active inventory this October was 4,789 compared to 5,396 in October 2022. This month's total of 4,789 is lower than the previous month's total supply of available inventory of 5,187, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Baltimore Metro Homes was \$345,000. This October, the median sale price was \$370,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 3% lower than in September.

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

*Defined as the counties of Anne Arundel, Baltimore, Carroll, Harford, and Howard and Baltimore City in MD

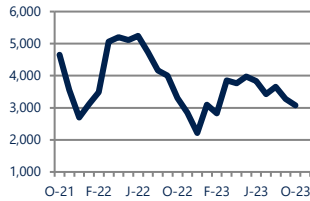
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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

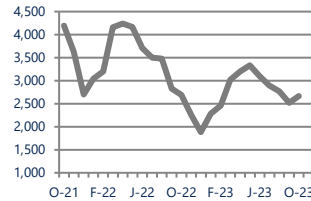
3,079



Down -7%
Vs. Year Ago

Current Contracts

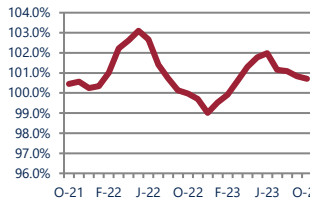
2,668



Down -1%
Vs. Year Ago

Sold Vs. List Price

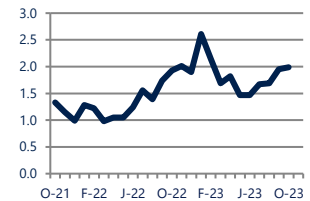
100.7%



Up 0.7%
Vs. Year Ago

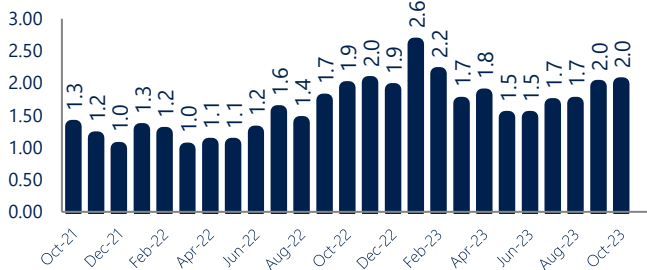
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

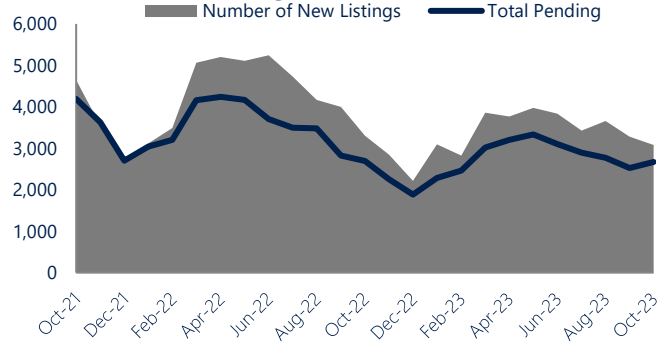
In October, there was 2.0 months of supply available in Baltimore Metro. The amount of supply is similar compared to a year ago.

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.

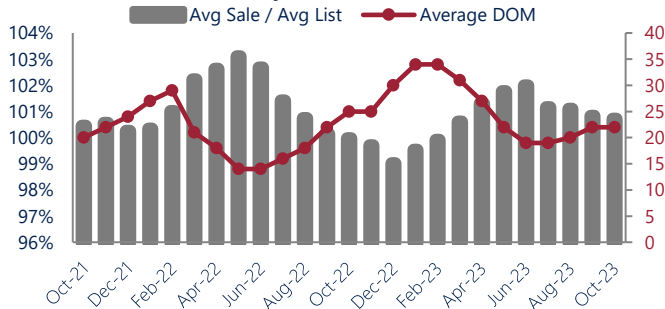
New Listings & Current Contracts

This month there were 3,079 homes newly listed for sale in Baltimore Metro compared to 3,303 in October 2022, a decrease of 7%. There were 2,668 current contracts pending sale this October compared to 2,692 a year ago. The number of current contracts is 1% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Baltimore Metro was 100.7% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 25, a decrease of 12%.



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