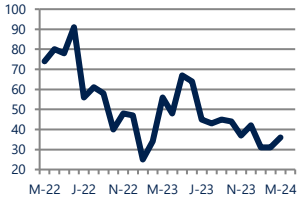




Zip Code(s): 21201, 21202 and 21231

Units Sold

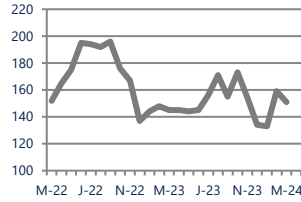
36



Down
Vs. Year Ago

Active Inventory

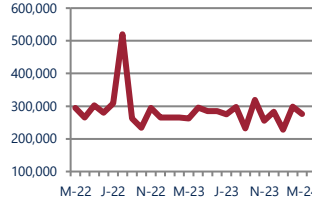
151



Up 4%
Vs. Year Ago

Median Sale Price

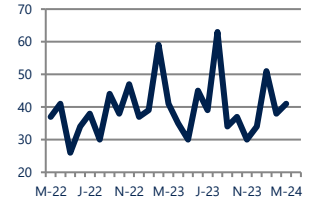
\$276,000



Up 5%
Vs. Year Ago

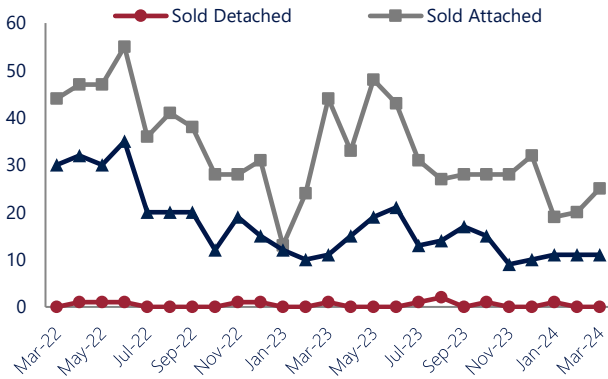
Days On Market

41



No Change
Vs. Year Ago

Units Sold*



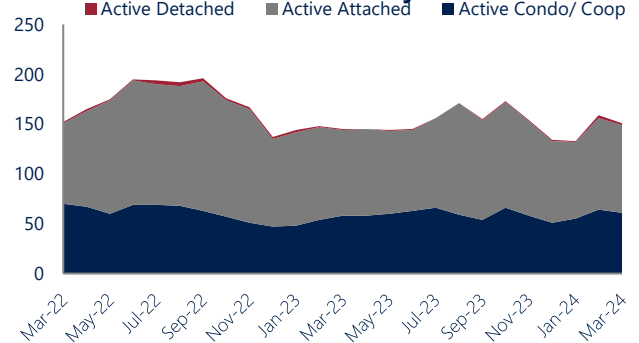
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 36 sold this month in Downtown Baltimore, Fells Point, and Butchers Hill. This month's total units sold was lower than at this time last year, a decrease from March 2023.

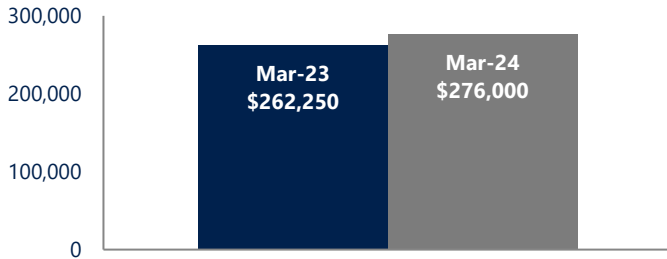
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 4%. The total number of active inventory this March was 151 compared to 145 in March 2023. This month's total of 151 is lower than the previous month's total supply of available inventory of 159, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Downtown Baltimore, Fells Point, and Butchers Hill Homes was \$262,250. This March, the median sale price was \$276,000, an increase of 5% or \$13,750 compared to last year. The current median sold price is 8% lower 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.

Downtown Baltimore, Fells Point, and Butchers Hill are defined as properties listed in zip code/s 21201, 21202 and 21231.

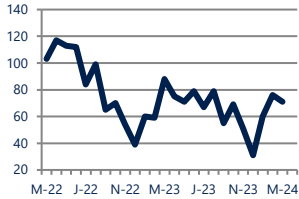
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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Zip Code(s): 21201, 21202 and 21231

New Listings

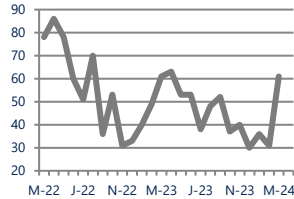
71



Down -19%
Vs. Year Ago

Current Contracts

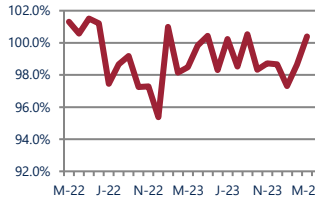
61



No Change
Vs. Year Ago

Sold Vs. List Price

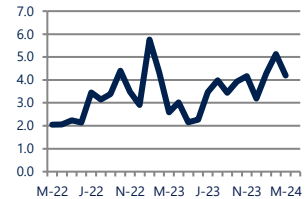
100.4%



Up 1.9%
Vs. Year Ago

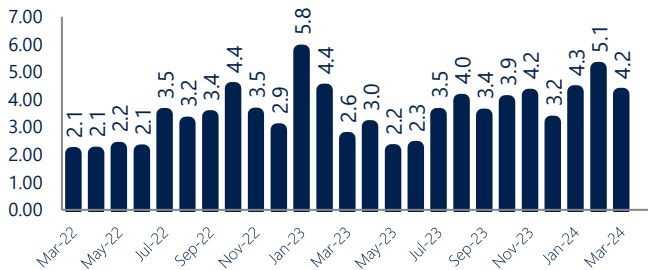
Months of Supply

4.2



Up 62%
Vs. Year Ago

Months Of Supply



Months of Supply

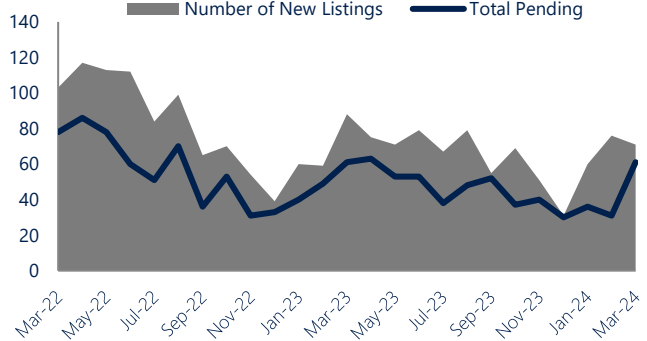
In March, there was 4.2 months of supply available in Downtown Baltimore, Fells Point, and Butchers Hill, compared to 2.6 in March 2023. That is an increase of 62% versus a year ago.

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.

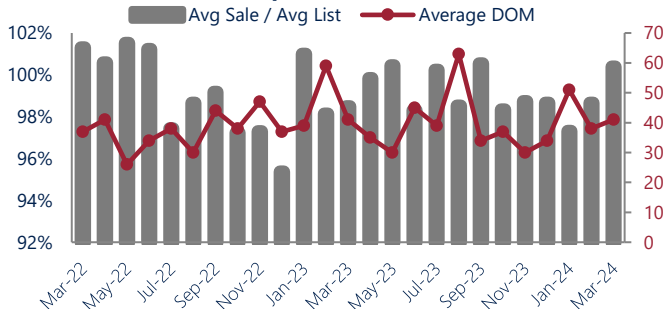
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Downtown Baltimore, Fells Point, and Butchers Hill compared to 88 in March 2023, a decrease of 19%. There were 61 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 97% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Downtown Baltimore, Fells Point, and Butchers Hill was 100.4% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 41, which is similar compared to a year ago.

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