

THE LONG & FOSTER MARKET MINUTE™

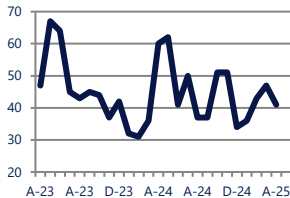
FOCUS ON: **DOWNTOWN BALTIMORE, FELLS POINT, AND BUTCHERS HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 21201, 21202 and 21231

Units Sold

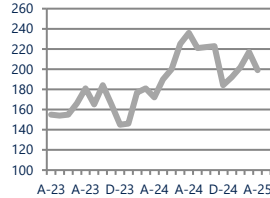
41



Down -32%
Vs. Year Ago

Active Inventory

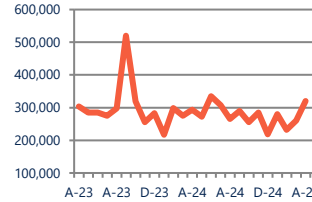
199



Up 16%
Vs. Year Ago

Median Sale Price

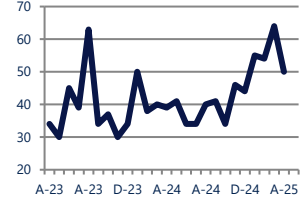
\$320,000



Up 9%
Vs. Year Ago

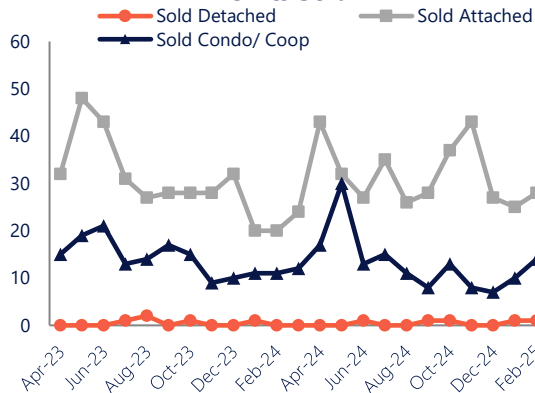
Days On Market

50



Up 28%
Vs. Year Ago

Units Sold*



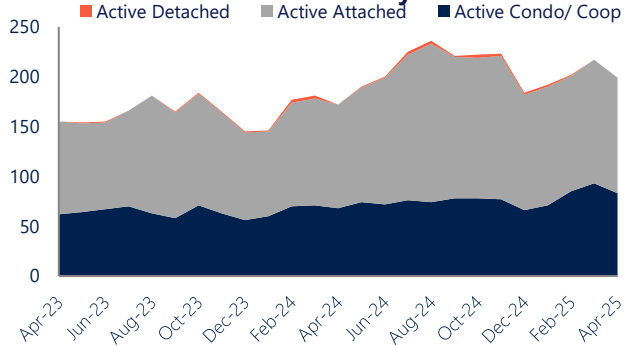
Units Sold

There was a decrease in total units sold in April, with 41 sold this month in Downtown Baltimore, Fells Point, and Butchers Hill versus 47 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 32% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 16%. The total number of active inventory this April was 199 compared to 172 in April 2024. This month's total of 199 is lower than the previous month's total supply of available inventory of 217, a decrease of 8%.

Active Inventory*



Median Sale Price

Last April, the median sale price for Downtown Baltimore, Fells Point, and Butchers Hill Homes was \$293,750. This April, the median sale price was \$320,000, an increase of 9% or \$26,250 compared to last year. The current median sold price is 23% higher 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.

Median Sale Price



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.

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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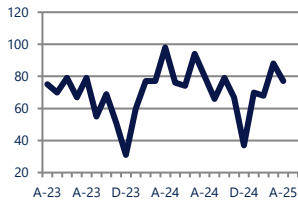
FOCUS ON: **DOWNTOWN BALTIMORE, FELLS POINT, AND BUTCHERS HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 21201, 21202 and 21231

New Listings

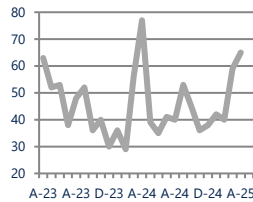
77



Down -21%
Vs. Year Ago

Current Contracts

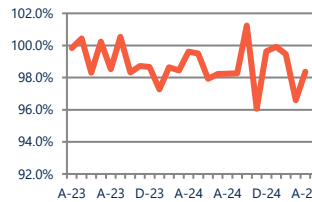
65



Down -16%
Vs. Year Ago

Sold Vs. List Price

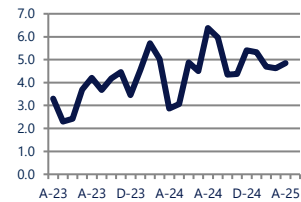
98.4%



Down -1.3%
Vs. Year Ago

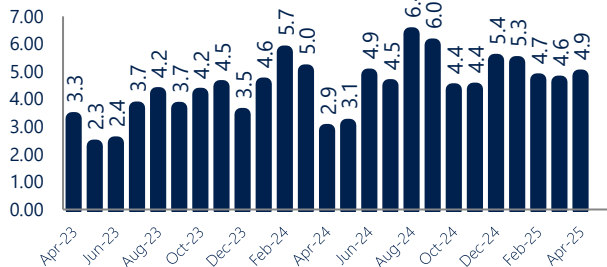
Months of Supply

4.9



Up 69%
Vs. Year Ago

Months Of Supply



Months of Supply

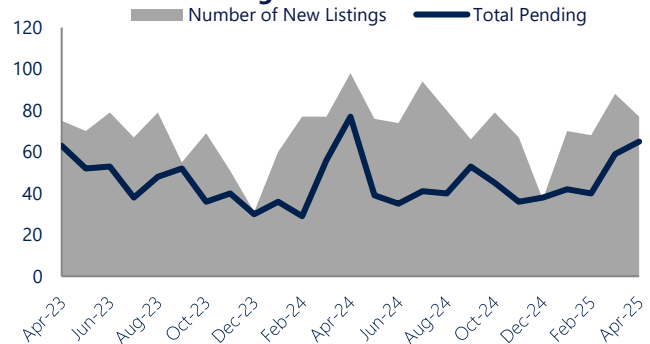
In April, there was 4.9 months of supply available in Downtown Baltimore, Fells Point, and Butchers Hill, compared to 2.9 in April 2024. That is an increase of 69% versus a year ago.

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.

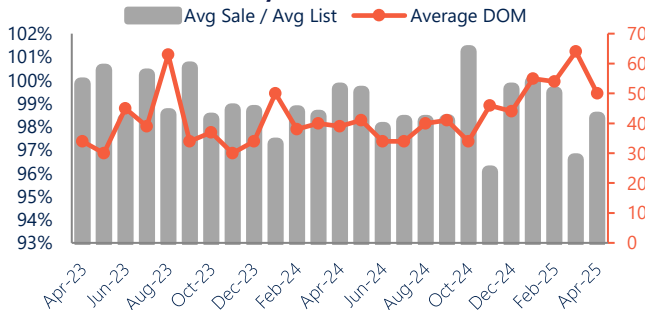
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Downtown Baltimore, Fells Point, and Butchers Hill compared to 98 in April 2024, a decrease of 21%. There were 65 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 16% lower 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 Downtown Baltimore, Fells Point, and Butchers Hill was 98.4% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 39, an increase of 28%.

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