

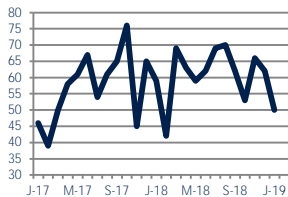
## Focus On: East Baltimore City Housing Market

January 2019

Zip Code(s): 21213 and 21205

### Units Sold

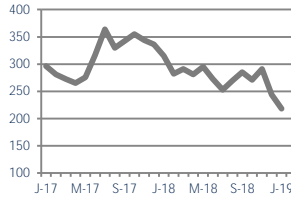
50



Down -15%  
Vs. Year Ago

### Active Inventory

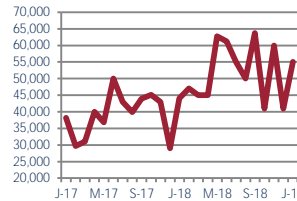
218



Down -31%  
Vs. Year Ago

### Median Sale Price

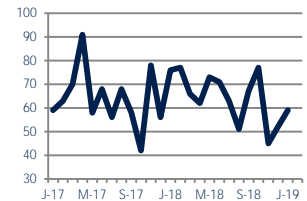
\$55,000



Up 25%  
Vs. Year Ago

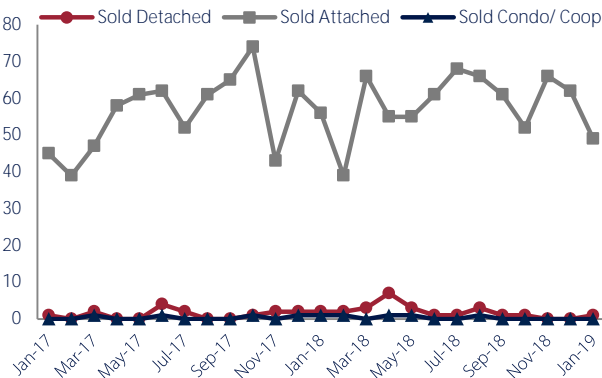
### Days On Market

59



Down -22%  
Vs. Year Ago

### Units Sold\*



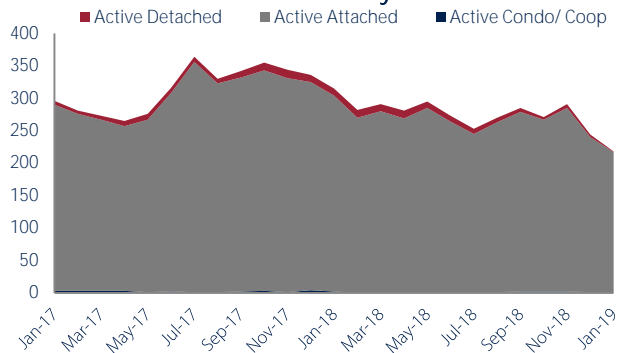
### Units Sold

There was a decrease in total units sold in January, with 50 sold this month in East Baltimore City versus 62 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 15% versus January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 31%. The total number of active inventory this January was 218 compared to 315 in January 2018. This month's total of 218 is lower than the previous month's total supply of available inventory of 244, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for East Baltimore City Homes was \$44,100. This January, the median sale price was \$55,000, an increase of \$10,900 compared to last year. The current median sold price is higher than in December.

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

East Baltimore City are defined as properties listed in zip code/s 21213 and 21205.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



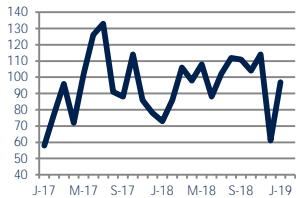
# Focus On: East Baltimore City Housing Market

January 2019

Zip Code(s): 21213 and 21205

## New Listings

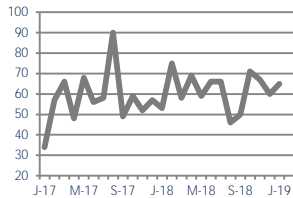
97



Up 33%  
Vs. Year Ago

## Current Contracts

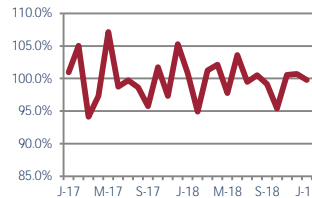
65



Up 23%  
Vs. Year Ago

## Sold Vs. List Price

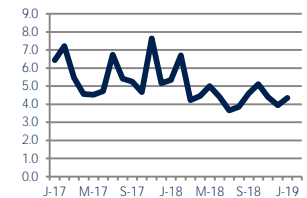
99.8%



Down -1%  
Vs. Year Ago

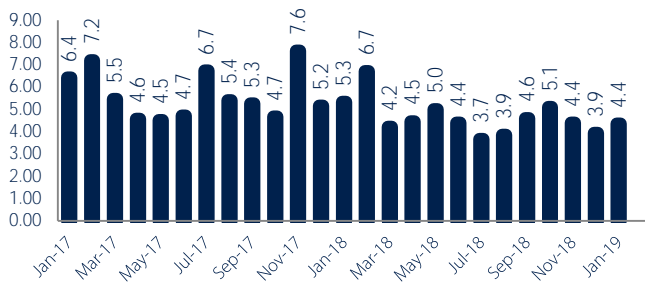
## Months of Supply

4.4



Down -18%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

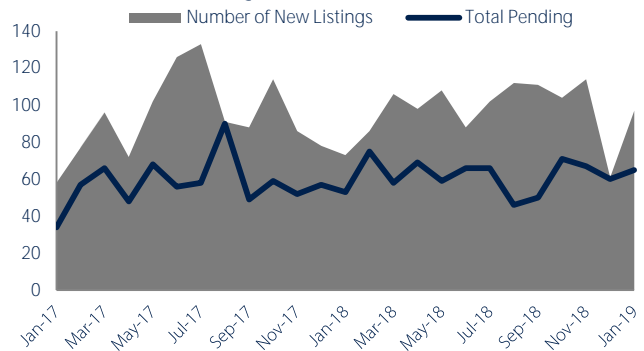
In January, there was 4.4 months of supply available in East Baltimore City, compared to 5.3 in January 2018. That is a decrease of 18% versus a year ago.

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.

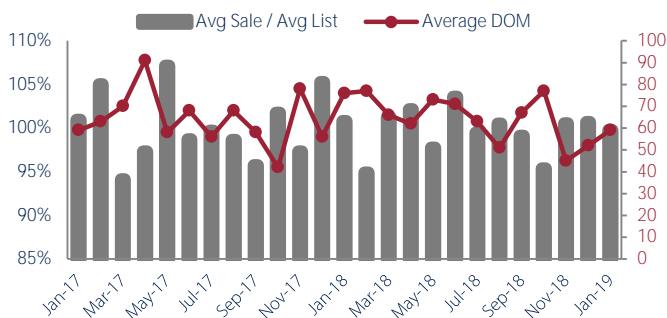
## New Listings & Current Contracts

This month there were 97 homes newly listed for sale in East Baltimore City compared to 73 in January 2018, an increase of 33%. There were 65 current contracts pending sale this January compared to 53 a year ago. The number of current contracts is 23% higher than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in East Baltimore City was 99.8% of the average list price, which is 1.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 76, a decrease of 22%.



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