

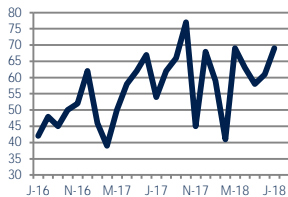
Focus On: East Baltimore City Housing Market

July 2018

Zip Code(s): 21213 and 21205

Units Sold

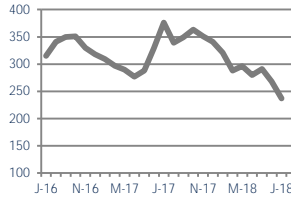
69



Up 28%
Vs. Year Ago

Active Inventory

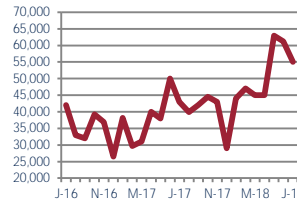
237



Down -37%
Vs. Year Ago

Median Sale Price

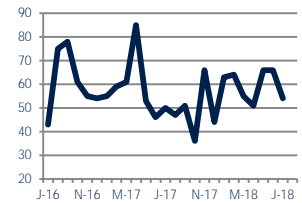
\$55,030



Up 28%
Vs. Year Ago

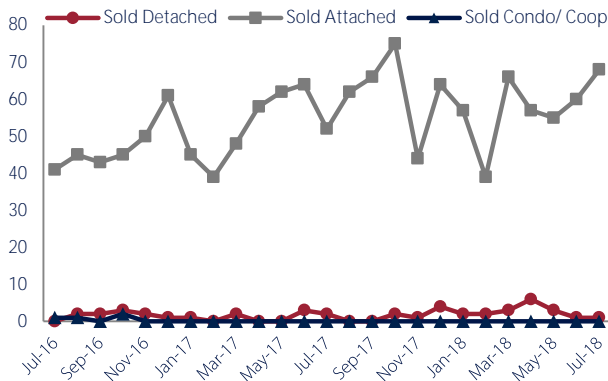
Days On Market

54



Up 8%
Vs. Year Ago

Units Sold*



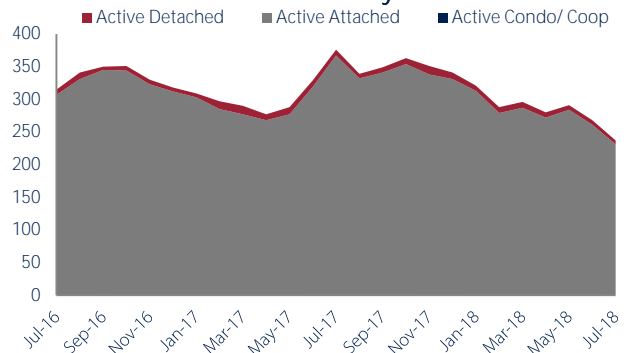
Units Sold

There was an increase in total units sold in July, with 69 sold this month in East Baltimore City versus 61 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 28% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 139 units or 37%. The total number of active inventory this July was 237 compared to 376 in July 2017. This month's total of 237 is lower than the previous month's total supply of available inventory of 268, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for East Baltimore City Homes was \$43,000. This July, the median sale price was \$55,030, an increase of \$12,030 compared to last year. The current median sold price is lower than in June.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



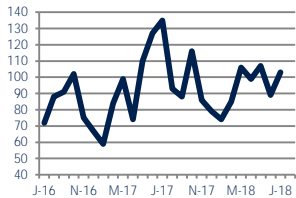
Focus On: East Baltimore City Housing Market

July 2018

Zip Code(s): 21213 and 21205

New Listings

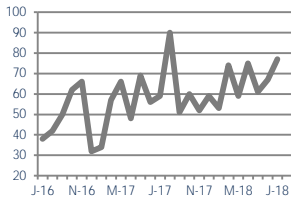
103



Down -24%
Vs. Year Ago

Current Contracts

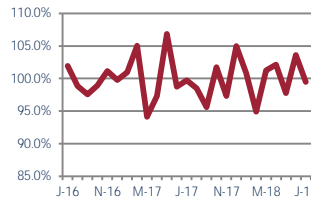
77



Up 31%
Vs. Year Ago

Sold Vs. List Price

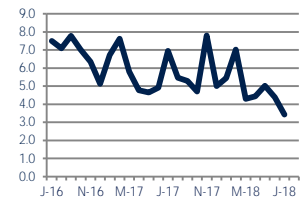
99.5%



No Change
Vs. Year Ago

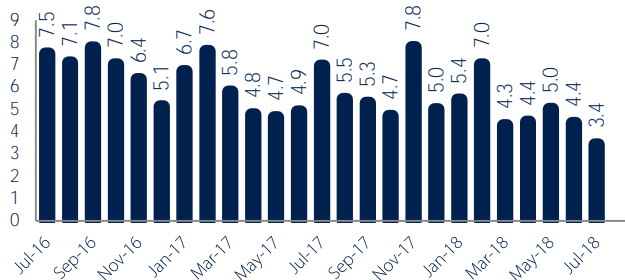
Months of Supply

3.4



Down -51%
Vs. Year Ago

Months Of Supply



Months of Supply

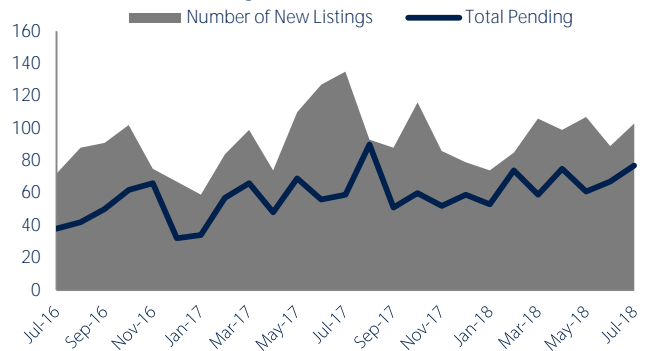
In July, there was 3.4 months of supply available in East Baltimore City, compared to 7.0 in July 2017. That is a decrease of 51% versus a year ago.

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.

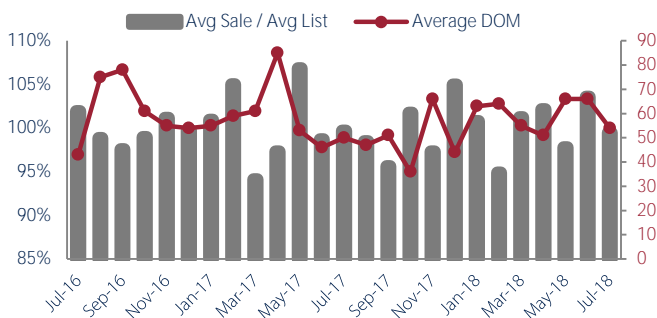
New Listings & Current Contracts

This month there were 103 homes newly listed for sale in East Baltimore City compared to 135 in July 2017, a decrease of 24%. There were 77 current contracts pending sale this July compared to 59 a year ago. The number of current contracts is 31% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in East Baltimore City was 99.5% 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 54, higher than the average last year, which was 50, an increase of 8%.



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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.

