



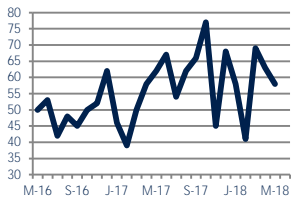
Focus On: East Baltimore City Housing Market

May 2018

Zip Code(s): 21213 and 21205

Units Sold

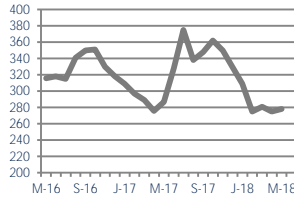
58



Down -6%
Vs. Year Ago

Active Inventory

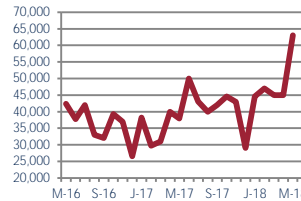
278



Down -3%
Vs. Year Ago

Median Sale Price

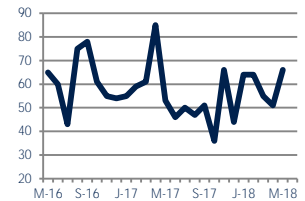
\$63,000



Up
Vs. Year Ago

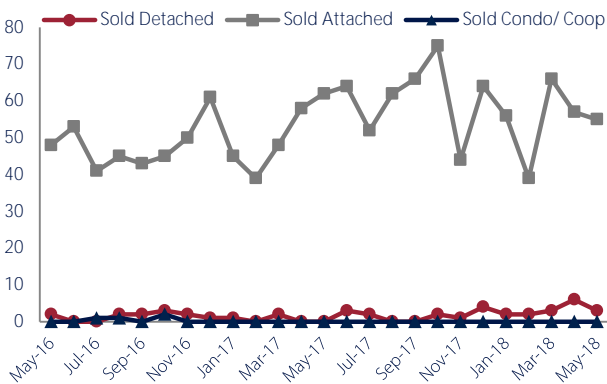
Days On Market

66



Up 25%
Vs. Year Ago

Units Sold*



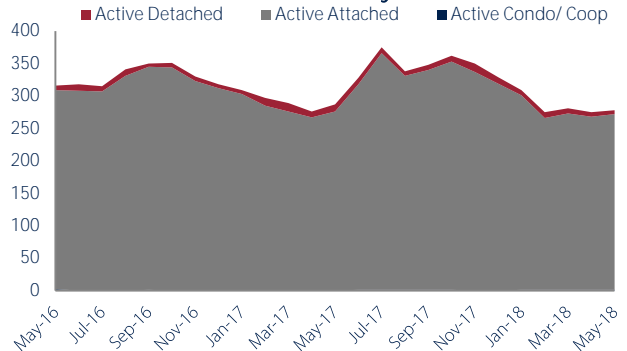
Units Sold

There was a decrease in total units sold in May, with 58 sold this month in East Baltimore City versus 63 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

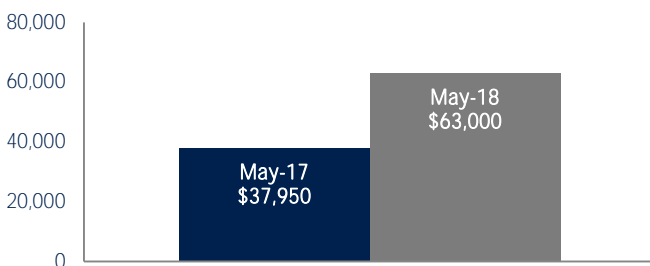
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 3%. The total number of active inventory this May was 278 compared to 287 in May 2017. This month's total of 278 is higher than the previous month's total supply of available inventory of 275, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for East Baltimore City Homes was \$37,950. This May, the median sale price was \$63,000, an increase of \$25,050 compared to last year. The current median sold price is higher than in April.

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



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*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.



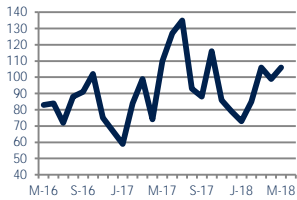
Focus On: East Baltimore City Housing Market

May 2018

Zip Code(s): 21213 and 21205

New Listings

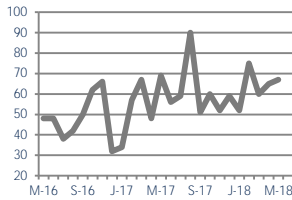
106



Down -4%
Vs. Year Ago

Current Contracts

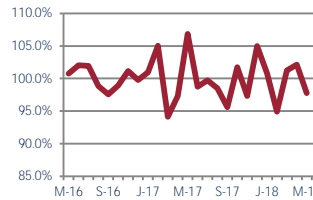
67



Down -3%
Vs. Year Ago

Sold Vs. List Price

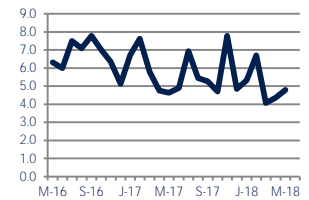
97.8%



Down
Vs. Year Ago

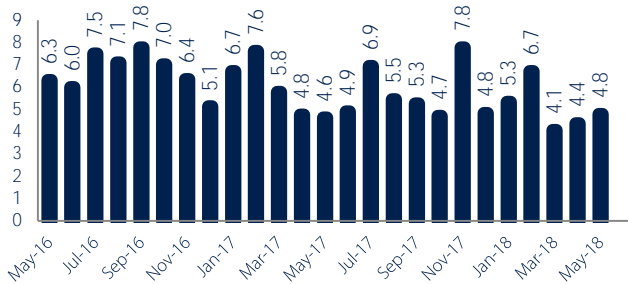
Months of Supply

4.8



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

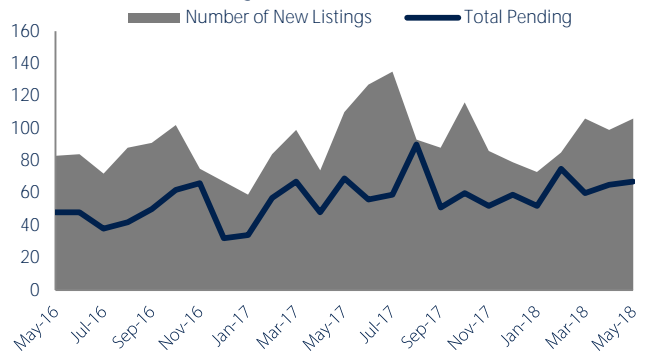
In May, there was 4.8 months of supply available in East Baltimore City, compared to 4.6 in May 2017. That is an increase of 4% versus a year ago.

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.

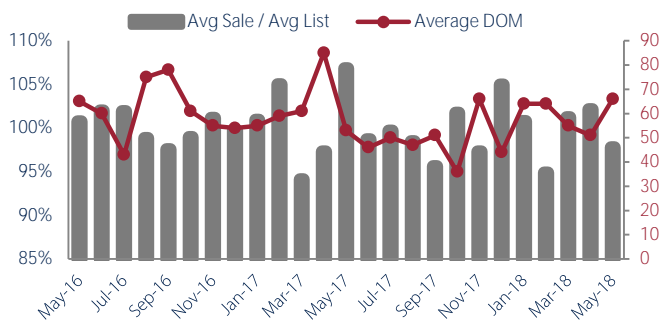
New Listings & Current Contracts

This month there were 106 homes newly listed for sale in East Baltimore City compared to 110 in May 2017, a decrease of 4%. There were 67 current contracts pending sale this May compared to 69 a year ago. The number of current contracts is 3% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in East Baltimore City was 97.8% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 53, an increase of 25%.



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