



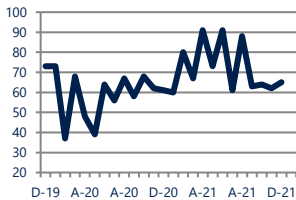
Focus On: East Baltimore City Housing Market

December 2021

Zip Code(s): 21213 and 21205

Units Sold

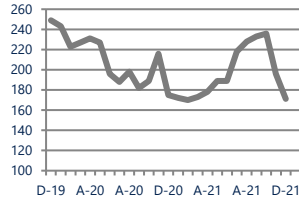
65



Up 7%
Vs. Year Ago

Active Inventory

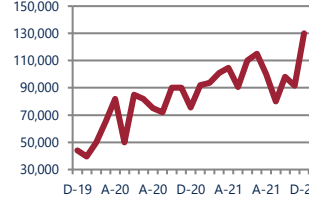
171



Down -2%
Vs. Year Ago

Median Sale Price

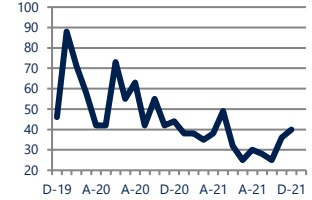
\$130,000



Up
Vs. Year Ago

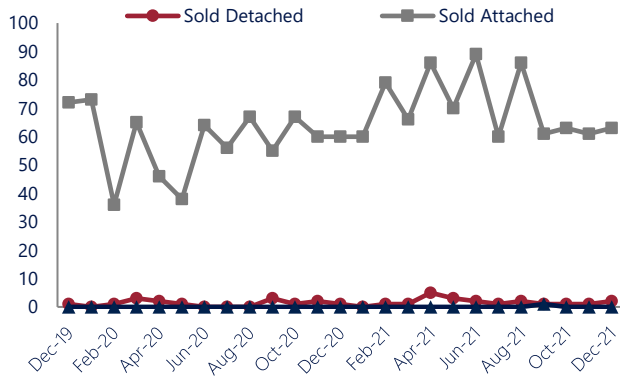
Days On Market

40



Down -9%
Vs. Year Ago

Units Sold*



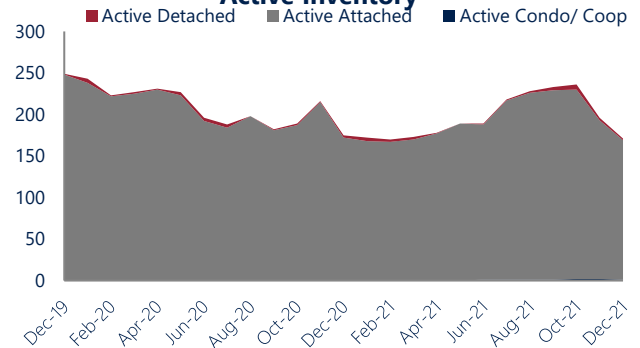
Units Sold

There was an increase in total units sold in December, with 65 sold this month in East Baltimore City versus 62 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 7% versus December 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this December was 171 compared to 175 in December 2020. This month's total of 171 is lower than the previous month's total supply of available inventory of 196, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for East Baltimore City Homes was \$75,500. This December, the median sale price was \$130,000, an increase of \$54,500 compared to last year. The current median sold price is higher than in November.

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.





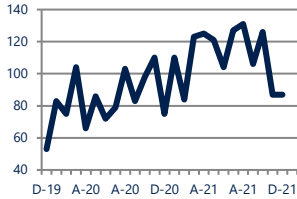
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December 2021

Zip Code(s): 21213 and 21205

New Listings

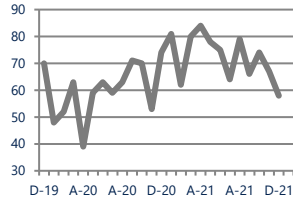
87



Up 16%
Vs. Year Ago

Current Contracts

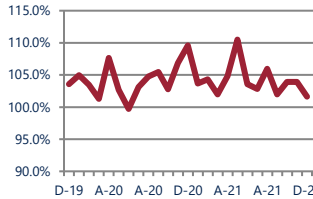
58



Down -22%
Vs. Year Ago

Sold Vs. List Price

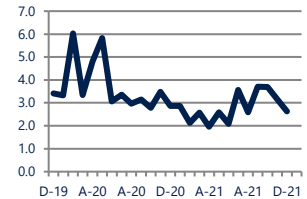
101.6%



Down
Vs. Year Ago

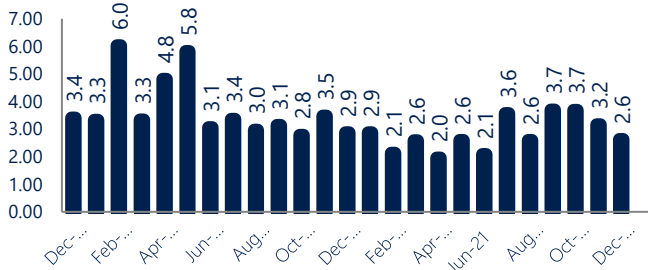
Months of Supply

2.6



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

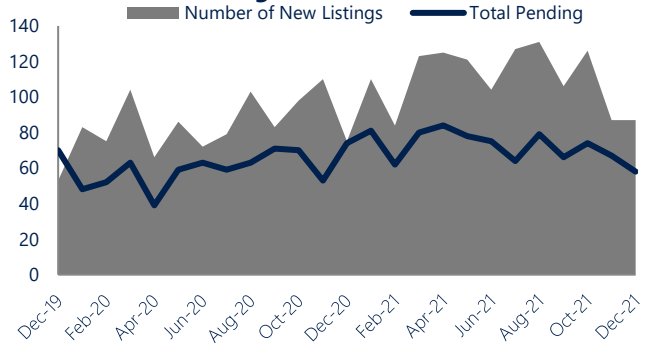
In December, there was 2.6 months of supply available in East Baltimore City, compared to 2.9 in December 2020. That is a decrease of 8% versus a year ago.

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.

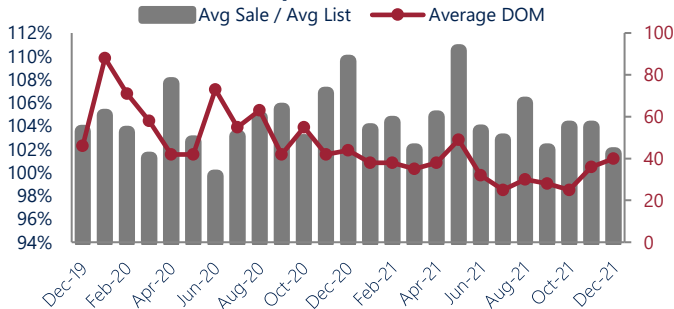
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in East Baltimore City compared to 75 in December 2020, an increase of 16%. There were 58 current contracts pending sale this December compared to 74 a year ago. The number of current contracts is 22% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in East Baltimore City was 101.6% 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 40, lower than the average last year, which was 44, a decrease of 9%.



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