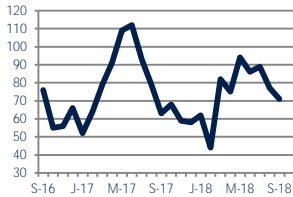


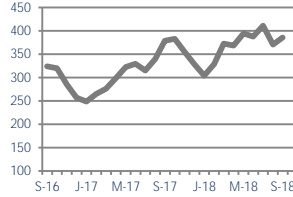
Zip Code(s): 21230

Units Sold
71



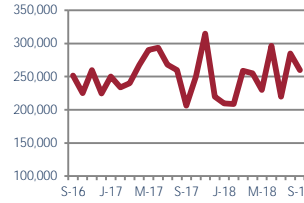
Up 13%
Vs. Year Ago

Active Inventory
386



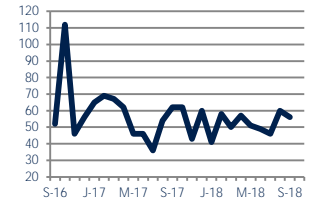
Up 2%
Vs. Year Ago

Median Sale Price
\$260,000



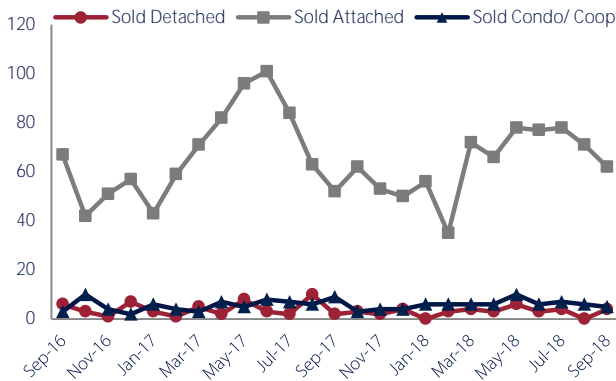
Up 26%
Vs. Year Ago

Days On Market
56



Down -10%
Vs. Year Ago

Units Sold*



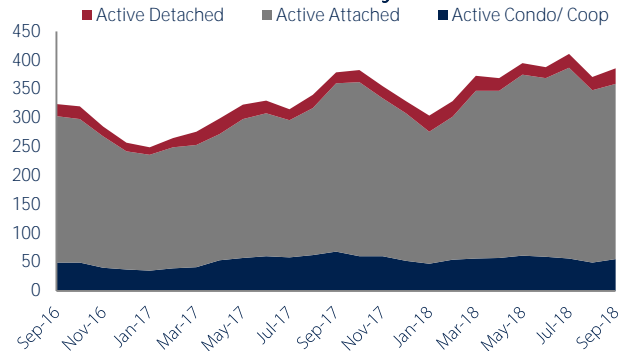
Units Sold

There was a decrease in total units sold in September, with 71 sold this month in Federal Hill, Locust Point, and South Baltimore versus 77 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 13% versus September 2017.

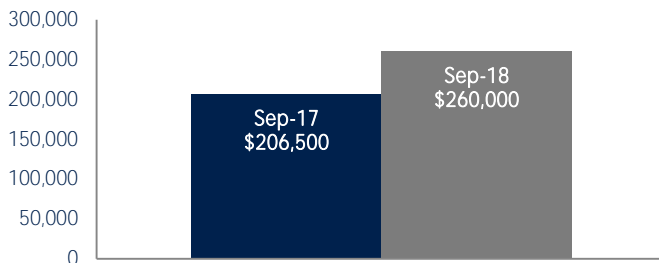
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 2%. The total number of active inventory this September was 386 compared to 379 in September 2017. This month's total of 386 is higher than the previous month's total supply of available inventory of 371, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$206,500. This September, the median sale price was \$260,000, an increase of \$53,500 compared to last year. The current median sold price is lower than in August.

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



Federal Hill, Locust Point, and South Baltimore are defined as properties listed in zip code/s 21230.

*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.

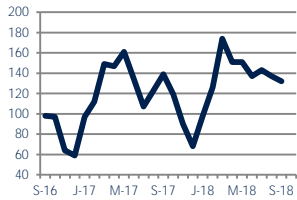
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



Zip Code(s): 21230

New Listings

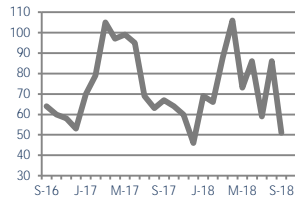
132



Down -5%
Vs. Year Ago

Current Contracts

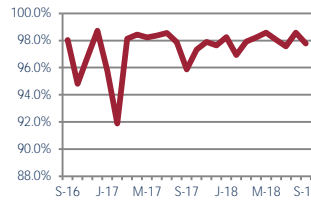
51



Down -24%
Vs. Year Ago

Sold Vs. List Price

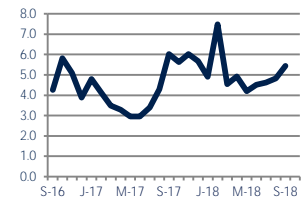
97.8%



Up 2%
Vs. Year Ago

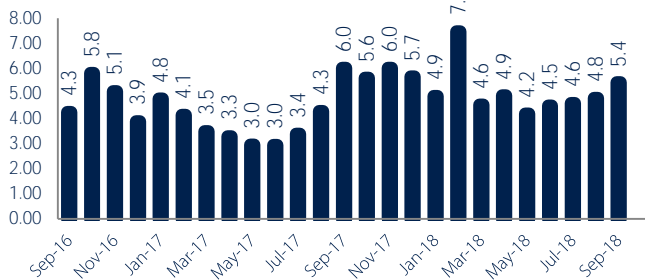
Months of Supply

5.4



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

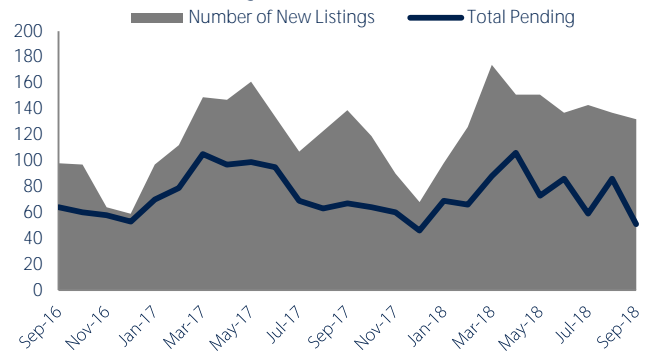
In September, there was 5.4 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 6.0 in September 2017. That is a decrease of 10% versus a year ago.

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.

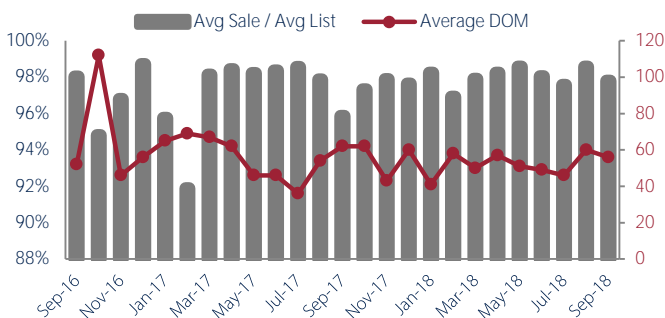
New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 139 in September 2017, a decrease of 5%. There were 51 current contracts pending sale this September compared to 67 a year ago. The number of current contracts is 24% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Federal Hill, Locust Point, and South Baltimore was 97.8% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 62, a decrease of 10%.

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