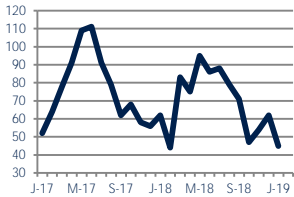


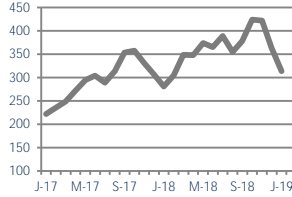
Zip Code(s): 21230

Units Sold
45



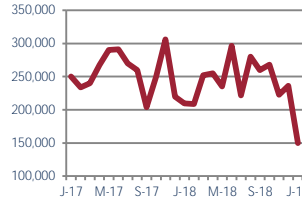
Down -27%
Vs. Year Ago

Active Inventory
314



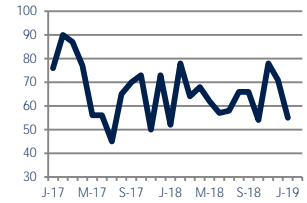
Up 12%
Vs. Year Ago

Median Sale Price
\$150,000



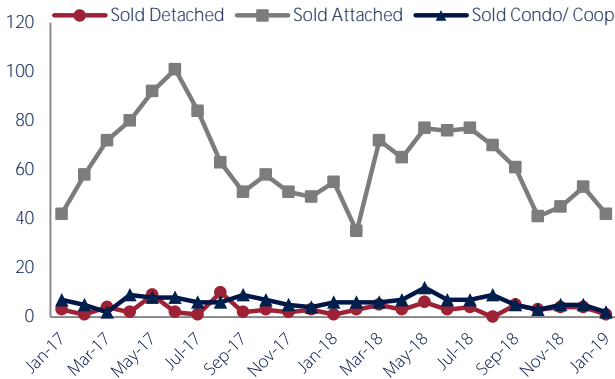
Down -28%
Vs. Year Ago

Days On Market
55



Up 6%
Vs. Year Ago

Units Sold*



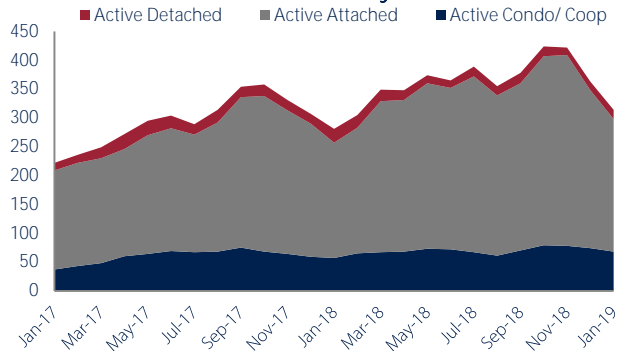
Units Sold

There was a decrease in total units sold in January, with 45 sold this month in Federal Hill, Locust Point, and South Baltimore versus 62 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 27% versus January 2018.

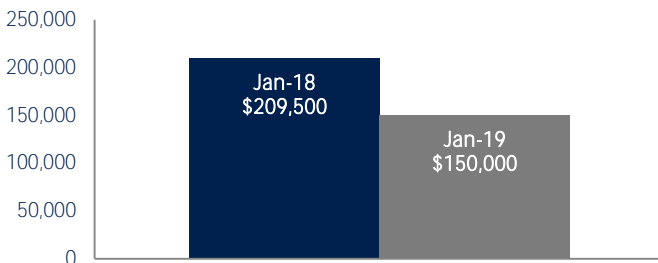
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 12%. The total number of active inventory this January was 314 compared to 281 in January 2018. This month's total of 314 is lower than the previous month's total supply of available inventory of 363, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$209,500. This January, the median sale price was \$150,000, a decrease of \$59,500 compared to last year. The current median sold price is lower 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.

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 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.

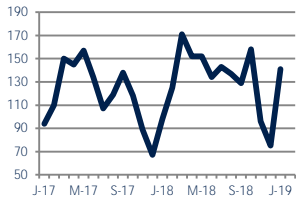




Zip Code(s): 21230

New Listings

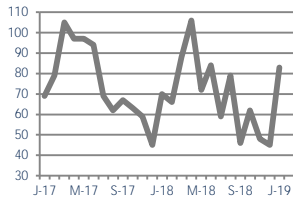
141



Up 44%
Vs. Year Ago

Current Contracts

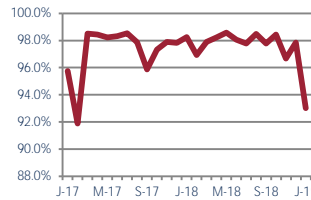
83



Up 19%
Vs. Year Ago

Sold Vs. List Price

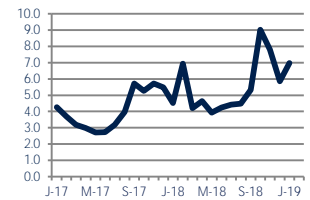
93.0%



Down
Vs. Year Ago

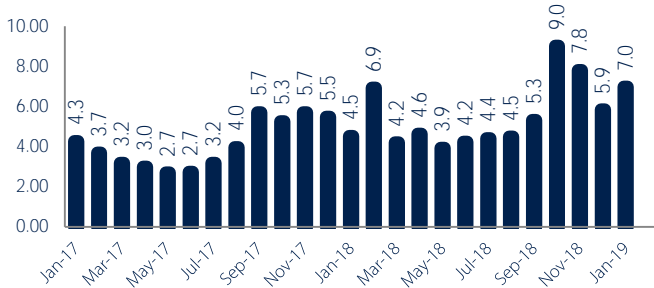
Months of Supply

7.0



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

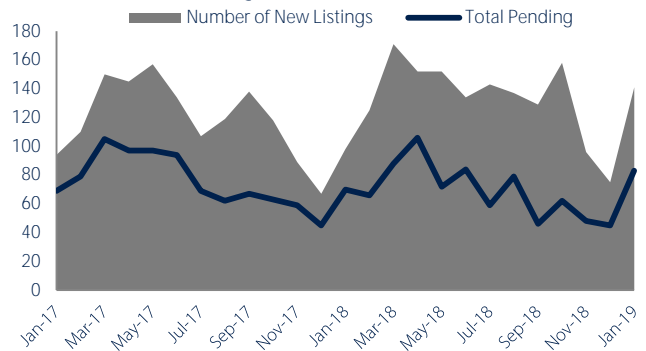
In January, there was 7.0 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 4.5 in January 2018. That is an increase of 54% versus a year ago.

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.

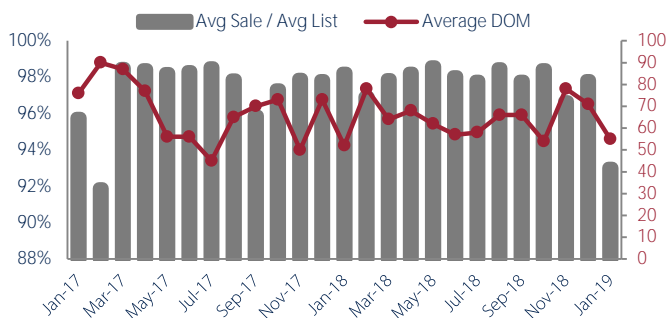
New Listings & Current Contracts

This month there were 141 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 98 in January 2018, an increase of 44%. There were 83 current contracts pending sale this January compared to 70 a year ago. The number of current contracts is 19% 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 Federal Hill, Locust Point, and South Baltimore was 93.0% 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 55, higher than the average last year, which was 52, an increase of 6%.



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