

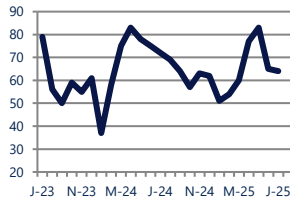
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FEDERAL HILL, LOCUST POINT, AND SOUTH BALTIMORE HOUSING MARKET**

JULY 2025

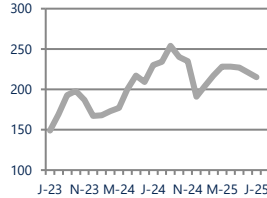
Zip Code(s): 21230

Units Sold
64



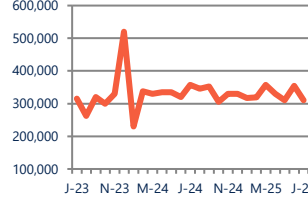
Down -11%
Vs. Year Ago

Active Inventory
215



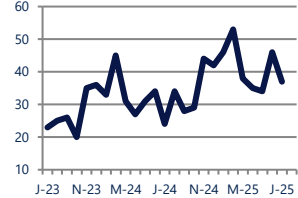
Down -7%
Vs. Year Ago

Median Sale Price
\$310,000

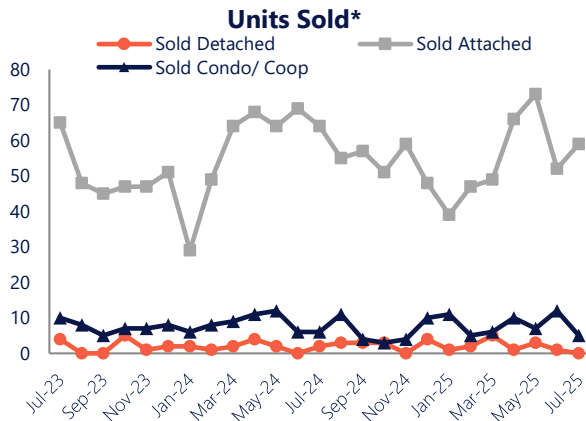


Down -13%
Vs. Year Ago

Days On Market
37

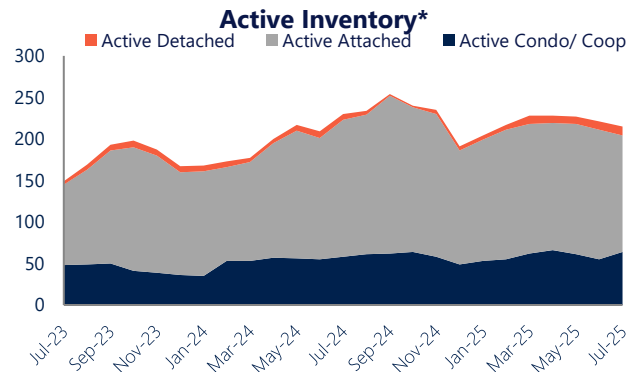


Up 54%
Vs. Year Ago



Units Sold

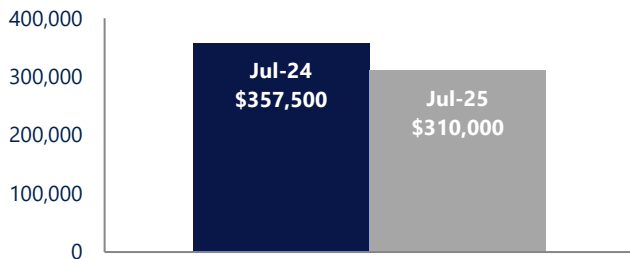
There was a decrease in total units sold in July, with 64 sold this month in Federal Hill, Locust Point, and South Baltimore versus 65 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2024.



Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 7%. The total number of active inventory this July was 215 compared to 230 in July 2024. This month's total of 215 is lower than the previous month's total supply of available inventory of 221, a decrease of 3%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$357,500. This July, the median sale price was \$310,000, a decrease of 13% or \$47,500 compared to last year. The current median sold price is 13% 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.

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.

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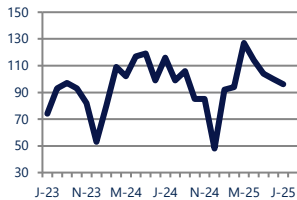
FOCUS ON: **FEDERAL HILL, LOCUST POINT, AND SOUTH BALTIMORE HOUSING MARKET**

JULY 2025

Zip Code(s): 21230

New Listings

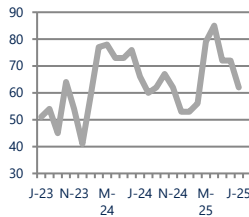
96



Down -17%
Vs. Year Ago

Current Contracts

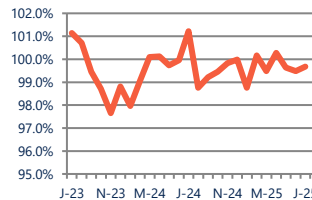
62



Down -6%
Vs. Year Ago

Sold Vs. List Price

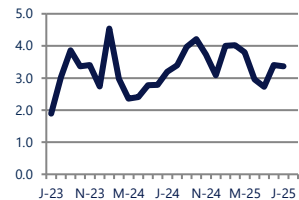
99.7%



Down -1.5%
Vs. Year Ago

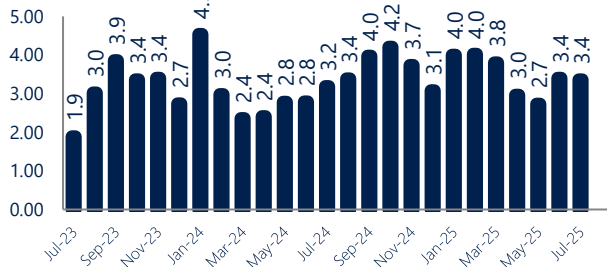
Months of Supply

3.4



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

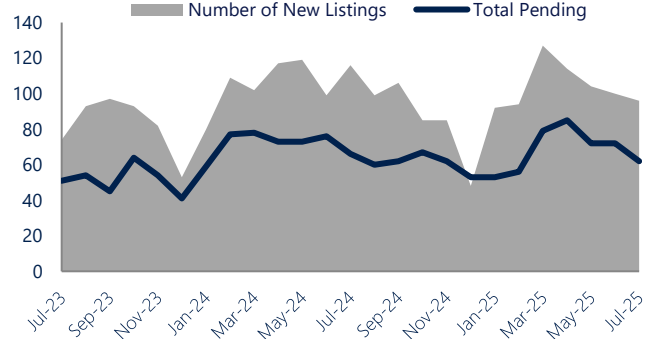
In July, there was 3.4 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 3.2 in July 2024. That is an increase of 5% versus a year ago.

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.

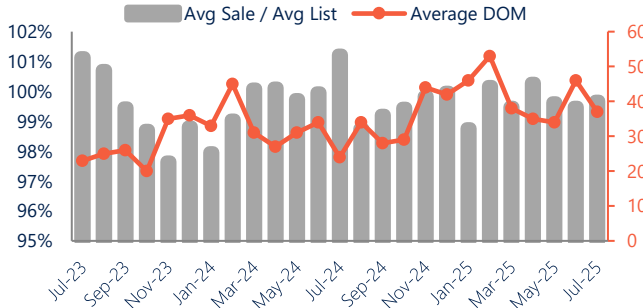
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 116 in July 2024, a decrease of 17%. There were 62 current contracts pending sale this July compared to 66 a year ago. The number of current contracts is 6% lower 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 Federal Hill, Locust Point, and South Baltimore was 99.7% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 24, an increase of 54%.

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