



The Long & Foster Market Minute™

Focus On: Federal Hill, Locust Point, and South Baltimore Housing Market

May 2018

Zip Code(s): 21230

Units Sold

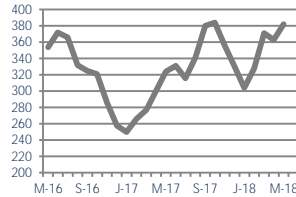
93



Down -15%
Vs. Year Ago

Active Inventory

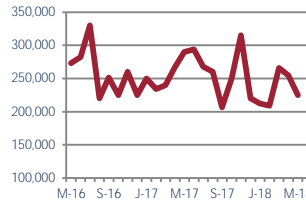
382



Up 18%
Vs. Year Ago

Median Sale Price

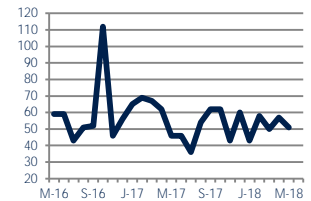
\$225,000



Down -22%
Vs. Year Ago

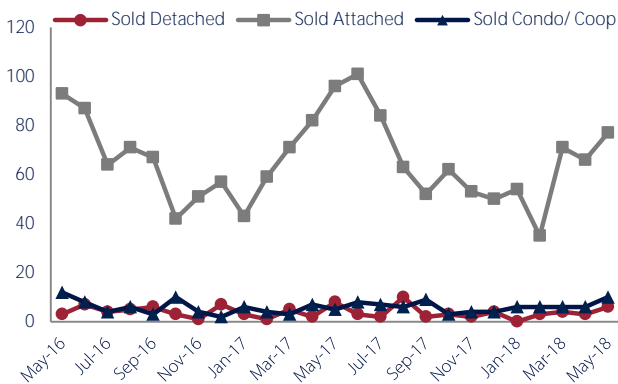
Days On Market

51



Up 11%
Vs. Year Ago

Units Sold*



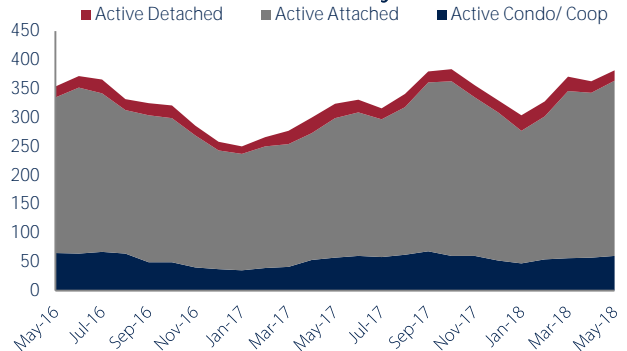
Units Sold

There was an increase in total units sold in May, with 93 sold this month in Federal Hill, Locust Point, and South Baltimore versus 75 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 15% versus May 2017.

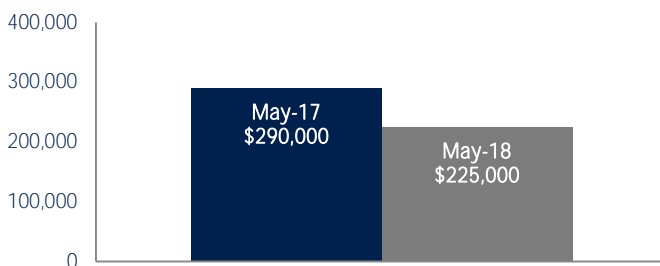
Active Inventory

Versus last year, the total number of homes available this month is higher by 58 units or 18%. The total number of active inventory this May was 382 compared to 324 in May 2017. This month's total of 382 is higher than the previous month's total supply of available inventory of 363, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$290,000. This May, the median sale price was \$225,000, a decrease of 22% or \$65,000 compared to last year. The current median sold price is 12% lower 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.

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.



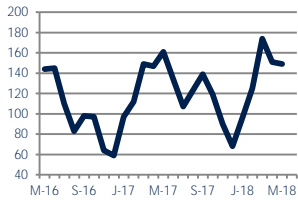
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21230

New Listings

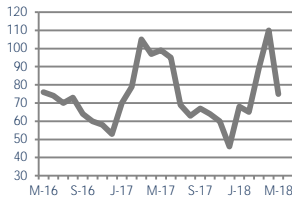
149



Down -7%
Vs. Year Ago

Current Contracts

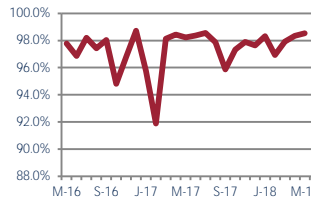
75



Down -24%
Vs. Year Ago

Sold Vs. List Price

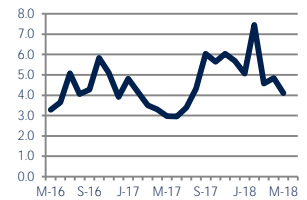
98.5%



No Change
Vs. Year Ago

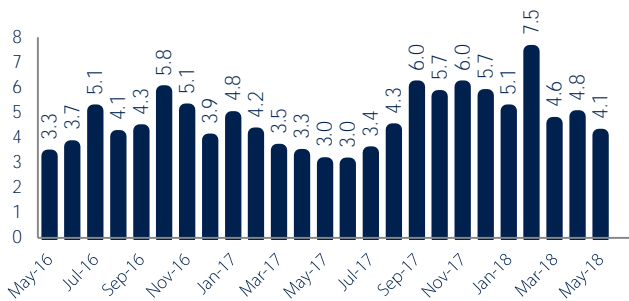
Months of Supply

4.1



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

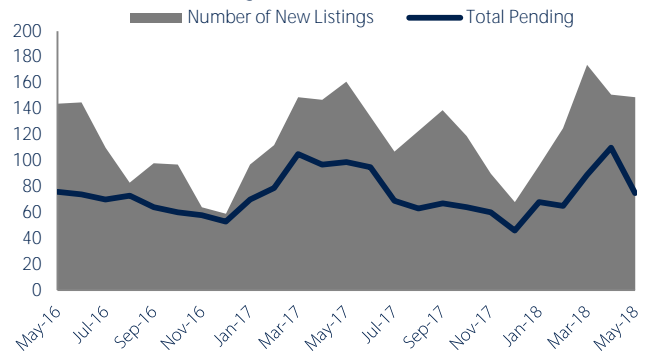
In May, there was 4.1 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 3.0 in May 2017. That is an increase of 38% versus a year ago.

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.

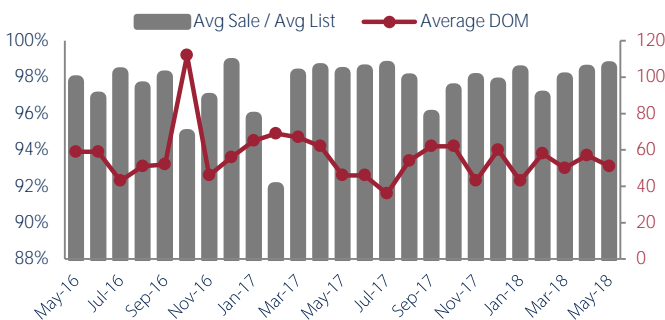
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 161 in May 2017, a decrease of 7%. There were 75 current contracts pending sale this May compared to 99 a year ago. The number of current contracts is 24% 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 Federal Hill, Locust Point, and South Baltimore was 98.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 46, an increase of 11%.



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