

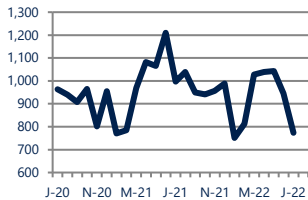


Focus On: **Baltimore City Housing Market**

July 2022

**Units Sold**

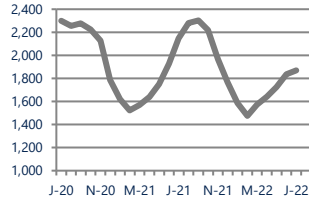
773



**Down -22%**  
Vs. Year Ago

**Active Inventory**

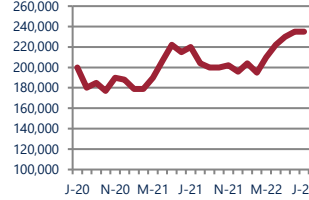
1,869



**Down -13%**  
Vs. Year Ago

**Median Sale Price**

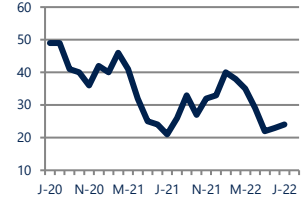
\$235,000



**Up 7%**  
Vs. Year Ago

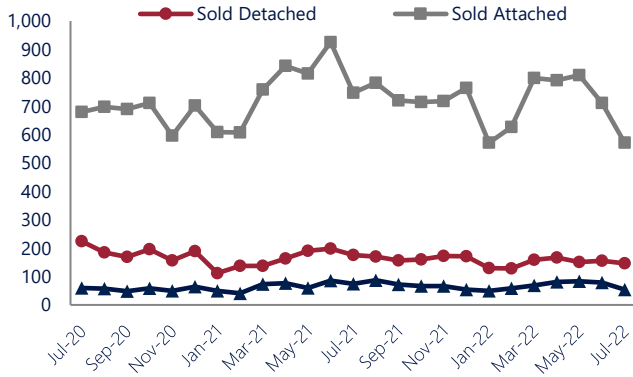
**Days On Market**

24



**Up 14%**  
Vs. Year Ago

**Units Sold\***



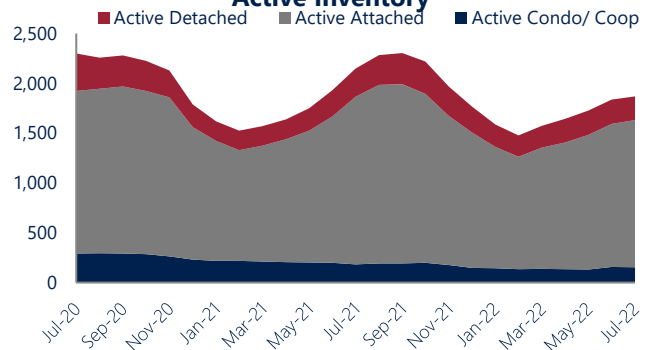
**Units Sold**

There was a decrease in total units sold in July, with 773 sold this month in Baltimore City versus 945 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 22% versus July 2021.

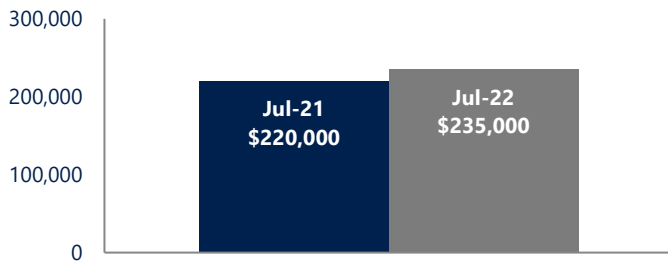
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 279 units or 13%. The total number of active inventory this July was 1,869 compared to 2,148 in July 2021. This month's total of 1,869 is higher than the previous month's total supply of available inventory of 1,835, an increase of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Baltimore City Homes was \$220,000. This July, the median sale price was \$235,000, an increase of 7% or \$15,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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



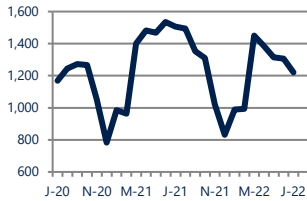
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





### New Listings

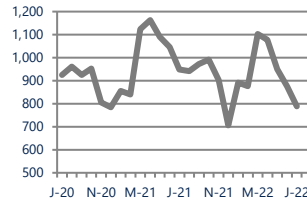
1,220



**Down -19%**  
Vs. Year Ago

### Current Contracts

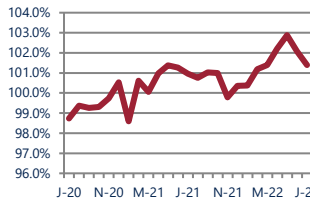
788



**Down -17%**  
Vs. Year Ago

### Sold Vs. List Price

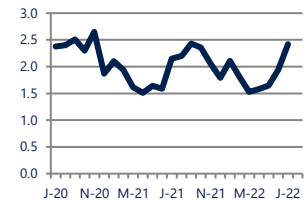
101.4%



**No Change**  
Vs. Year Ago

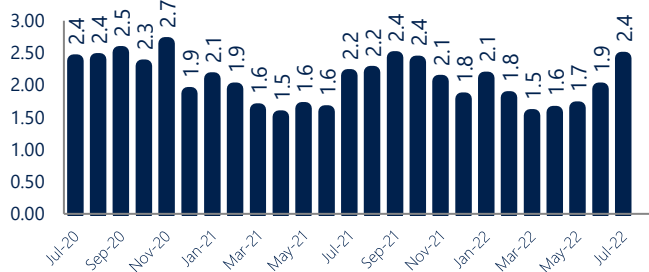
### Months of Supply

2.4



**Up 13%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

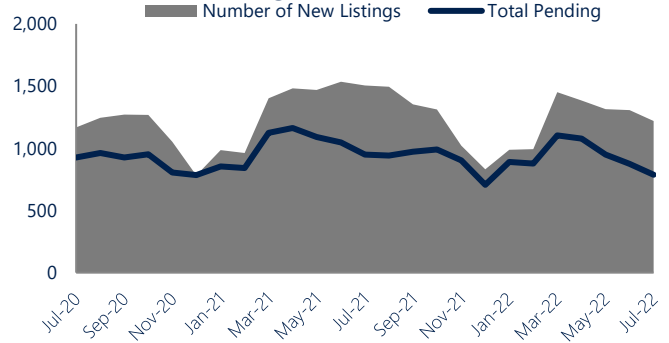
This month there were 1,220 homes newly listed for sale in Baltimore City compared to 1,506 in July 2021, a decrease of 19%. There were 788 current contracts pending sale this July compared to 949 a year ago. The number of current contracts is 17% lower than last July.

### Months of Supply

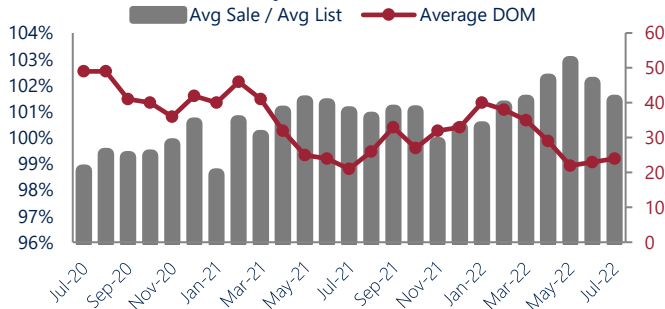
In July, there was 2.4 months of supply available in Baltimore City, compared to 2.2 in July 2021. That is an increase of 12% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Baltimore City was 101.4% 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 24, higher than the average last year, which was 21, an increase of 14%.



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