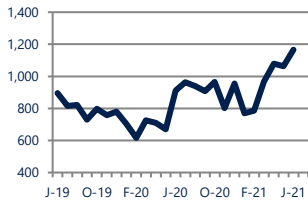




Focus On: **Baltimore City Housing Market**

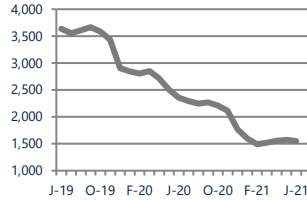
June 2021

Units Sold
1,166



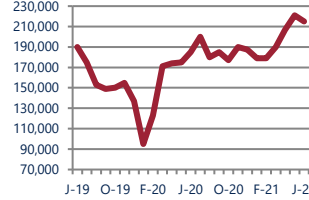
Up 28%
Vs. Year Ago

Active Inventory
1,552



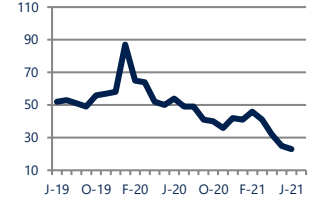
Down -34%
Vs. Year Ago

Median Sale Price
\$215,000



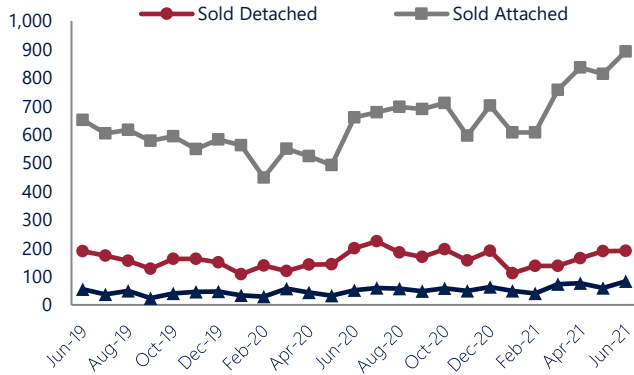
Up 16%
Vs. Year Ago

Days On Market
23



Down -57%
Vs. Year Ago

Units Sold*



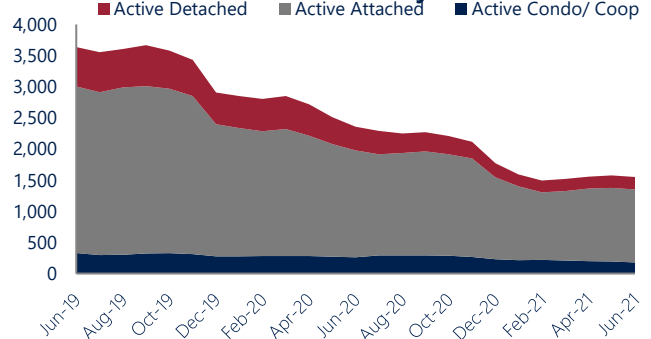
Units Sold

There was an increase in total units sold in June, with 1,166 sold this month in Baltimore City versus 1,063 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 28% versus June 2020.

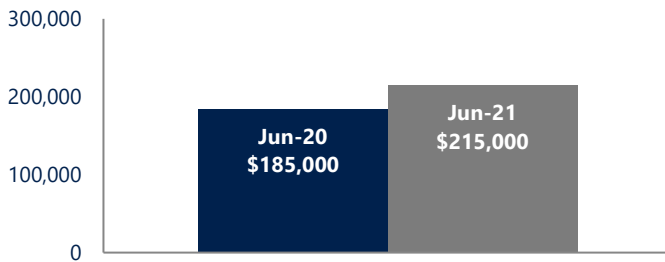
Active Inventory

Versus last year, the total number of homes available this month is lower by 806 units or 34%. The total number of active inventory this June was 1,552 compared to 2,358 in June 2020. This month's total of 1,552 is lower than the previous month's total supply of available inventory of 1,575, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Baltimore City Homes was \$185,000. This June, the median sale price was \$215,000, an increase of 16% or \$30,000 compared to last year. The current median sold price is 3% lower than in May.

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



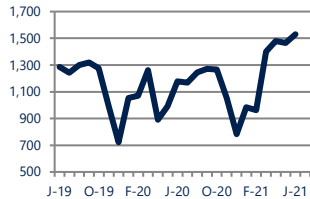
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

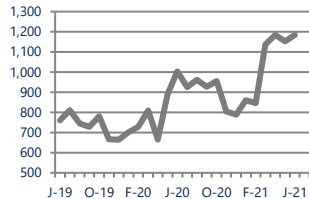
1,530



Up 30%
Vs. Year Ago

Current Contracts

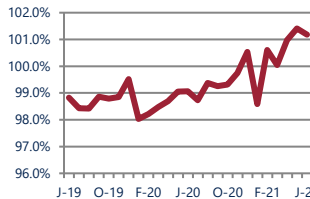
1,184



Up 18%
Vs. Year Ago

Sold Vs. List Price

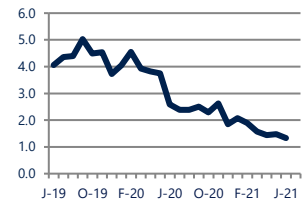
101.2%



Up 2.1%
Vs. Year Ago

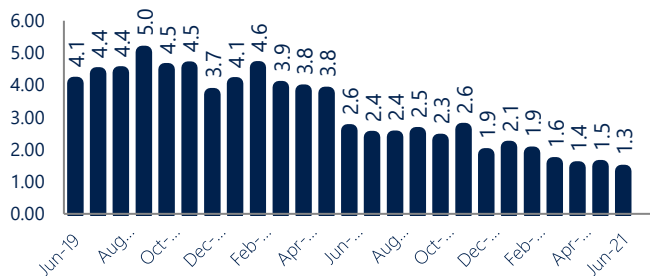
Months of Supply

1.3



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

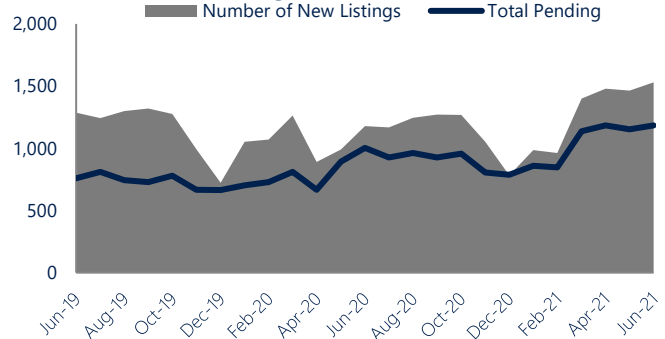
In June, there was 1.3 months of supply available in Baltimore City, compared to 2.6 in June 2020. That is a decrease of 49% versus a year ago.

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.

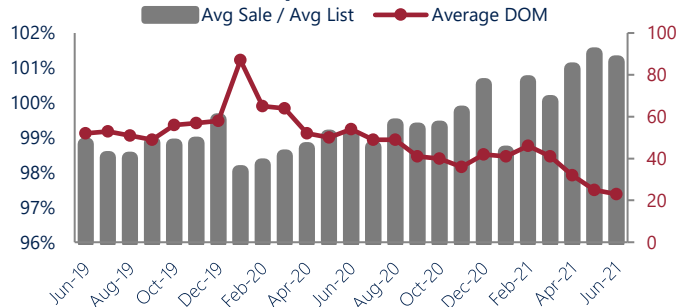
New Listings & Current Contracts

This month there were 1,530 homes newly listed for sale in Baltimore City compared to 1,178 in June 2020, an increase of 30%. There were 1,184 current contracts pending sale this June compared to 1,003 a year ago. The number of current contracts is 18% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Baltimore City was 101.2% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 54, a decrease of 57%.



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