



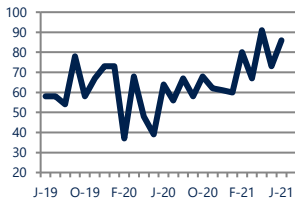
Focus On: East Baltimore City Housing Market

June 2021

Zip Code(s): 21213 and 21205

Units Sold

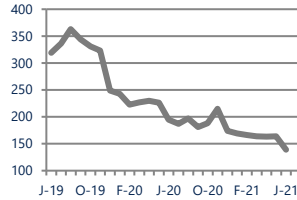
86



Up 34%
Vs. Year Ago

Active Inventory

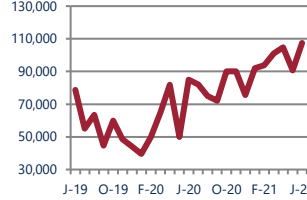
139



Down -29%
Vs. Year Ago

Median Sale Price

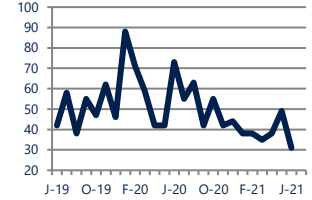
\$107,450



Up 26%
Vs. Year Ago

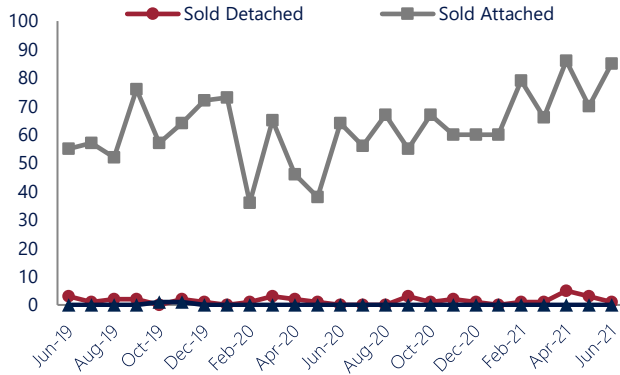
Days On Market

31



Down -58%
Vs. Year Ago

Units Sold*



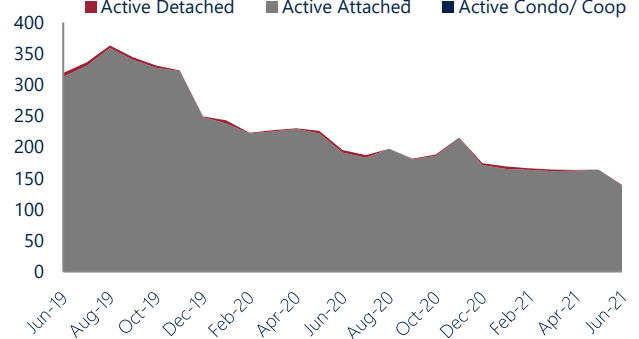
Units Sold

There was an increase in total units sold in June, with 86 sold this month in East Baltimore City versus 73 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 34% versus June 2020.

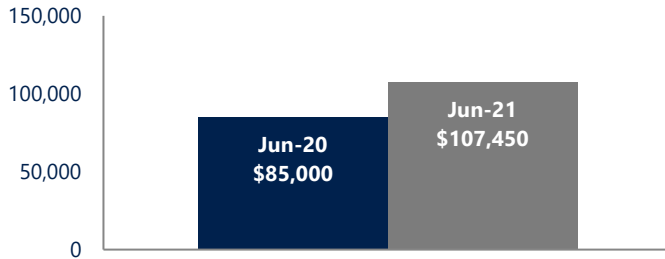
Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 29%. The total number of active inventory this June was 139 compared to 195 in June 2020. This month's total of 139 is lower than the previous month's total supply of available inventory of 164, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East Baltimore City Homes was \$85,000. This June, the median sale price was \$107,450, an increase of \$22,450 compared to last year. The current median sold price is higher 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.

East Baltimore City are defined as properties listed in zip code/s 21213 and 21205.

*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.





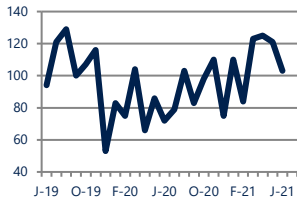
Focus On: East Baltimore City Housing Market

June 2021

Zip Code(s): 21213 and 21205

New Listings

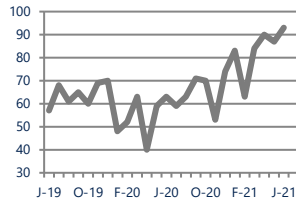
103



Up 43%
Vs. Year Ago

Current Contracts

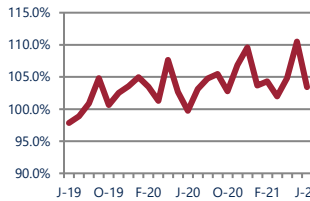
93



Up 48%
Vs. Year Ago

Sold Vs. List Price

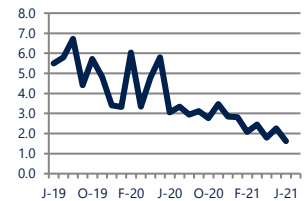
103.4%



Up 3.7%
Vs. Year Ago

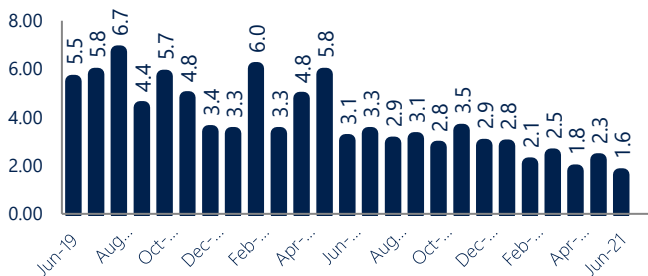
Months of Supply

1.6



Down -47%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

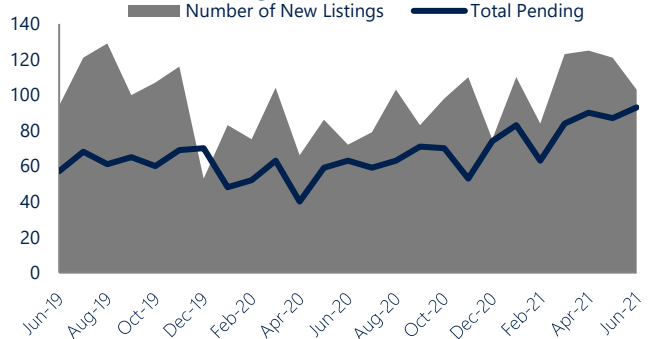
This month there were 103 homes newly listed for sale in East Baltimore City compared to 72 in June 2020, an increase of 43%. There were 93 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 48% higher than last June.

Months of Supply

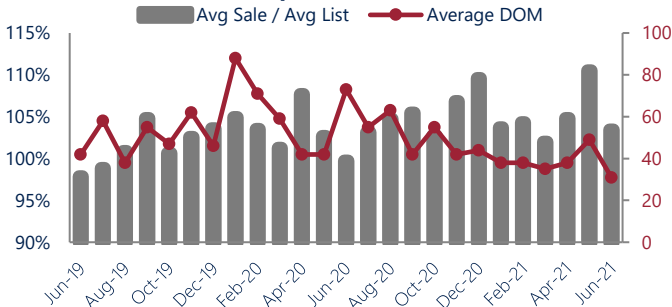
In June, there was 1.6 months of supply available in East Baltimore City, compared to 3.0 in June 2020. That is a decrease of 47% versus a year ago.

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 June, the average sale price in East Baltimore City was 103.4% of the average list price, which is 3.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 73, a decrease of 58%.



East Baltimore City are defined as properties listed in zip code/s 21213 and 21205.

*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.

