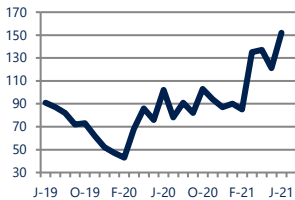




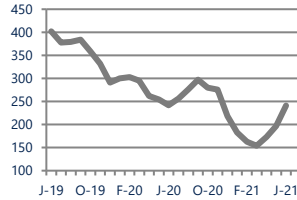
Zip Code(s): 21230

Units Sold
152



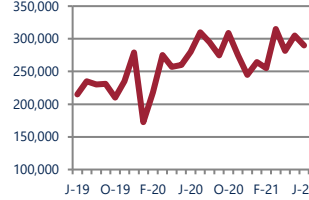
Up
Vs. Year Ago

Active Inventory
241



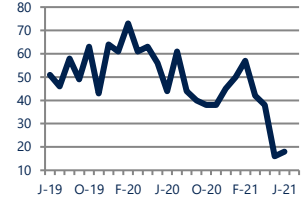
No Change
Vs. Year Ago

Median Sale Price
\$289,950



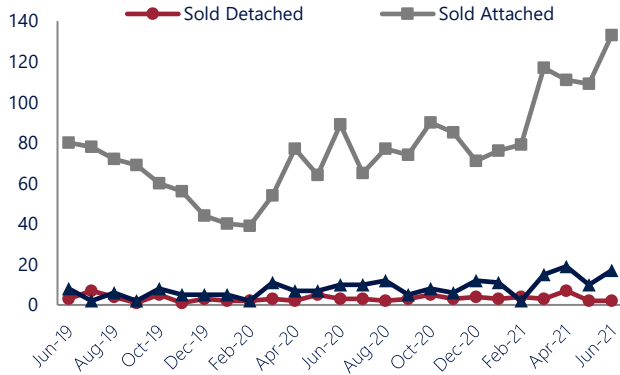
Up 4%
Vs. Year Ago

Days On Market
18



Down -59%
Vs. Year Ago

Units Sold*



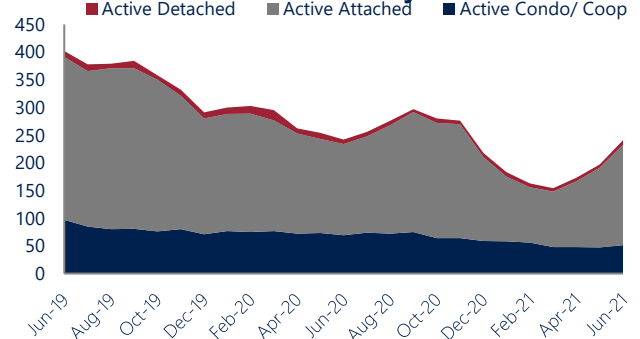
Units Sold

There was an increase in total units sold in June, with 152 sold this month in Federal Hill, Locust Point, and South Baltimore. This month's total units sold was higher than at this time last year.

Active Inventory

The total number of homes available this month is 241 units, which is similar compared to a year ago. This month's total of 241 is higher than the previous month's total supply of available inventory of 197, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$280,000. This June, the median sale price was \$289,950, an increase of 4% or \$9,950 compared to last year. The current median sold price is 5% 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.

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.

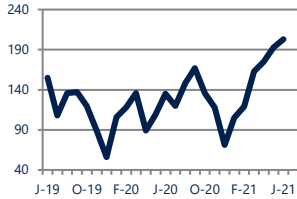




Zip Code(s): 21230

New Listings

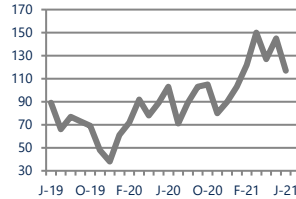
203



Up 50%
Vs. Year Ago

Current Contracts

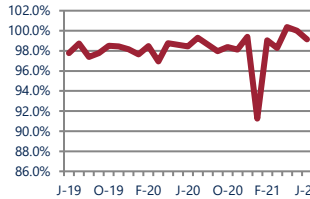
117



Up 14%
Vs. Year Ago

Sold Vs. List Price

99.1%



Up 0.7%
Vs. Year Ago

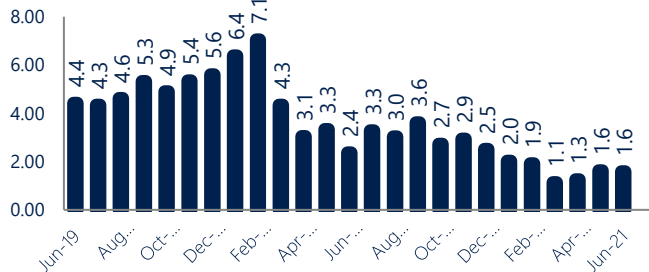
Months of Supply

1.6



Down -33%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

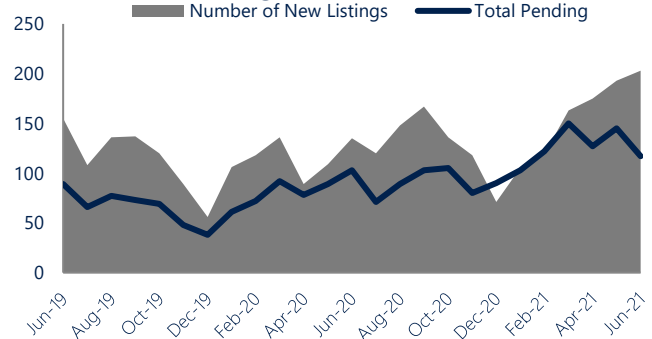
This month there were 203 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 135 in June 2020, an increase of 50%. There were 117 current contracts pending sale this June compared to 103 a year ago. The number of current contracts is 14% higher than last June.

Months of Supply

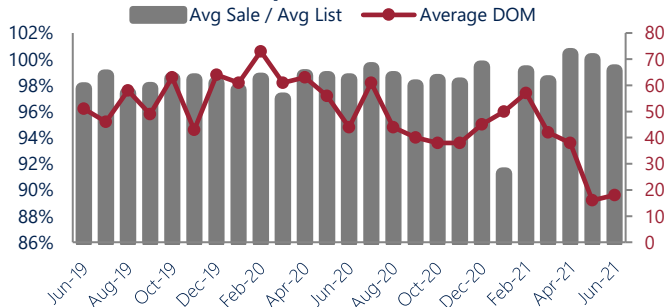
In June, there was 1.6 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 2.4 in June 2020. That is a decrease of 33% versus a year ago.

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 Federal Hill, Locust Point, and South Baltimore was 99.1% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 44, a decrease of 59%.



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