

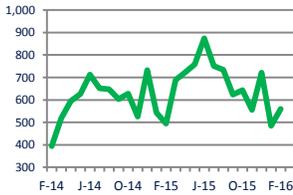


Focus On: Baltimore City Housing Market

February 2016

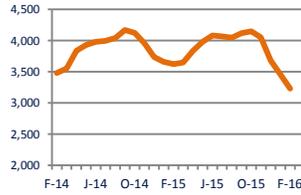
Units Sold

559



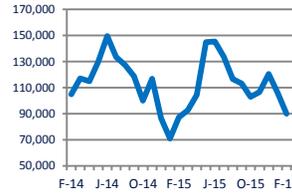
Active Inventory

3,231



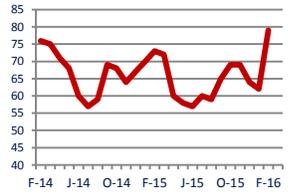
Median Sale Price

\$90,000



Days On Market

79



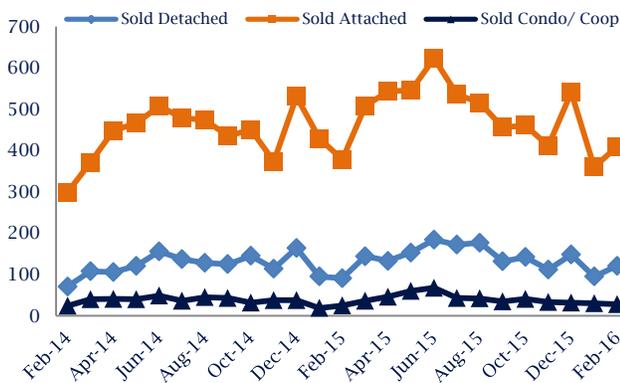
Up 13%  
Vs. Year Ago

Down -11%  
Vs. Year Ago

Up 3%  
Vs. Year Ago

Up 8%  
Vs. Year Ago

Units Sold\*



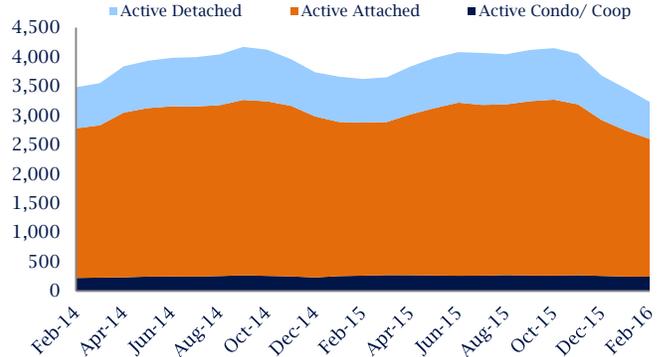
Units Sold

There was an increase in total units sold in February, with 559 sold this month in Baltimore City versus 485 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 13% versus February 2015.

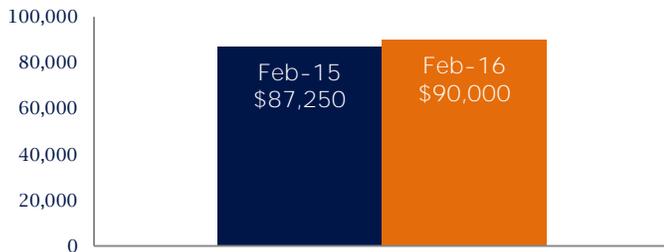
Active Inventory

Versus last year, the total number of homes available this month is lower by 391 units or 11%. The total number of active inventory this February was 3,231 compared to 3,622 in February 2015. This month's total of 3,231 is lower than the previous month's total supply of available inventory of 3,460, a decrease of 7%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last February, the median sale price for Baltimore City Homes was \$87,250. This February, the median sale price was \$90,000, an increase of 3% or \$2,750 compared to last year. The current median sold price is 15% lower than in January.

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.

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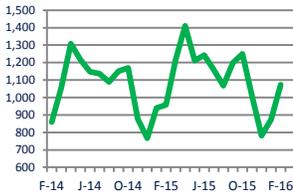


## Focus On: Baltimore City Housing Market

February 2016

### New Listings

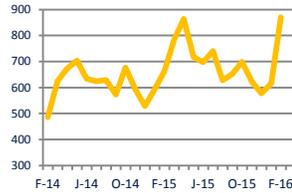
1,073



Up 12%  
Vs. Year Ago

### Current Contracts

870



Up 31%  
Vs. Year Ago

### Sold Vs. List Price

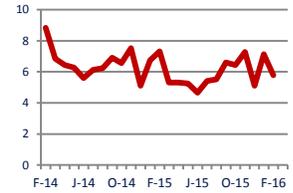
97.4%



No Change  
Vs. Year Ago

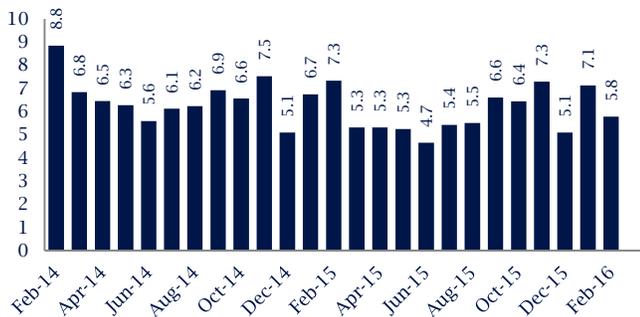
### Months of Supply

5.8



Down -21%  
Vs. Year Ago

### Months Of Supply



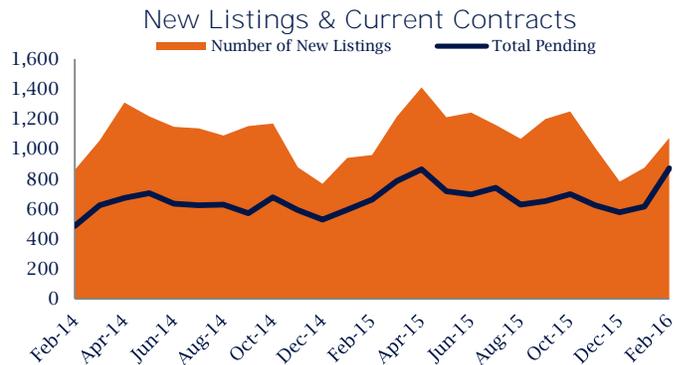
### Months of Supply

In February, there was 5.8 months of supply available in Baltimore City, compared to 7.3 in February 2015. That is a decrease of 21% 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 1,073 homes newly listed for sale in Baltimore City compared to 959 in February 2015, an increase of 12%. There were 870 current contracts pending sale this February compared to 662 a year ago. The number of current contracts is 31% higher than last February.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Baltimore City was 97.4% 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 79, higher than the average last year, which was 73, an increase of 8%.

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