



THE LONG & FOSTER® MARKETMINUTE

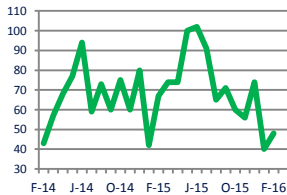


Focus On: Federal Hill, Locust Point, and South Baltimore Housing Market
Zip Code(s): 21230

February 2016

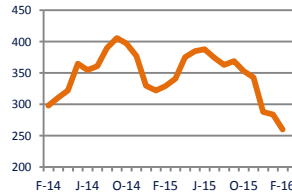
Units Sold

48



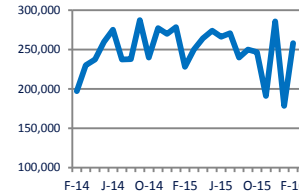
Active Inventory

260



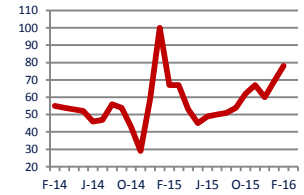
Median Sale Price

\$258,000



Days On Market

78



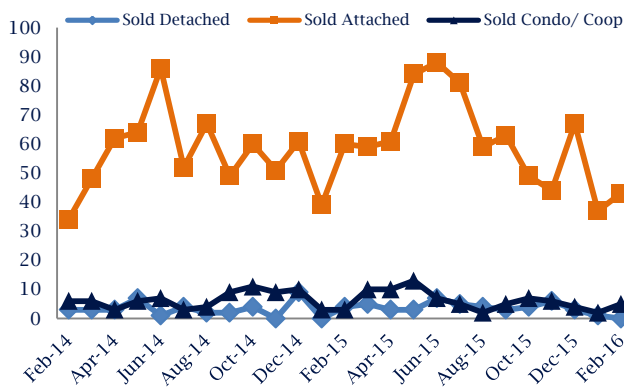
Down -28%
Vs. Year Ago

Down -21%
Vs. Year Ago

Up
Vs. Year Ago

Up 16%
Vs. Year Ago

Units Sold*



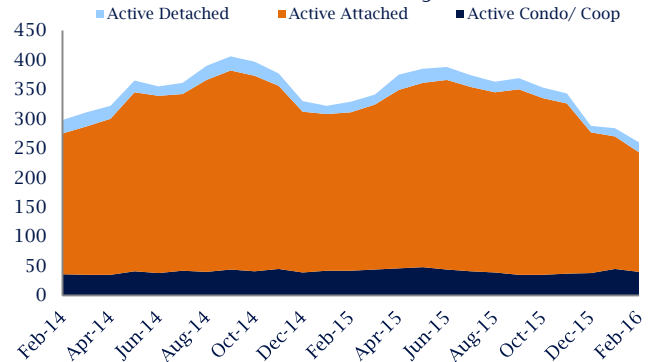
Units Sold

There was an increase in total units sold in February, with 48 sold this month in Federal Hill, Locust Point, and South Baltimore versus 40 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 28% versus February 2015.

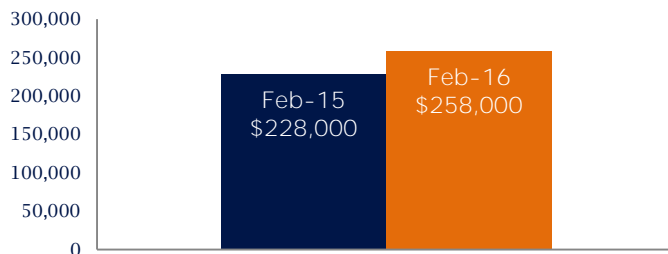
Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 21%. The total number of active inventory this February was 260 compared to 329 in February 2015. This month's total of 260 is lower than the previous month's total supply of available inventory of 284, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Federal Hill, Locust Point, and South Baltimore Homes was \$228,000. This February, the median sale price was \$258,000, an increase of \$30,000 compared to last year. The current median sold price is higher 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.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



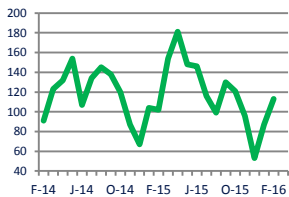


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February 2016

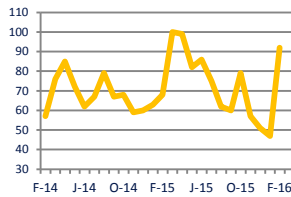
New Listings

113



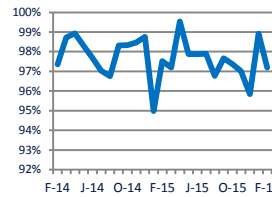
Current Contracts

92



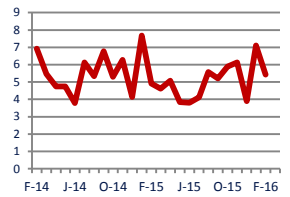
Sold Vs. List Price

97.2%



Months of Supply

5.4



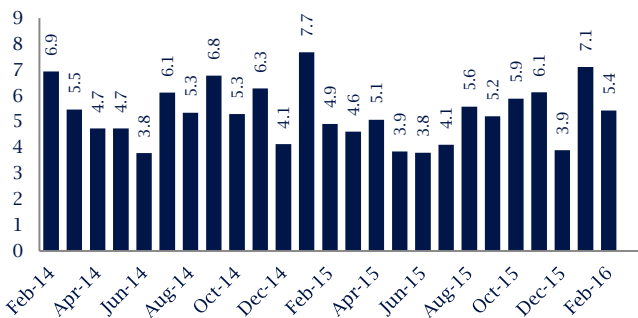
Up 11%
Vs. Year Ago

Up 35%
Vs. Year Ago

No Change
Vs. Year Ago

Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

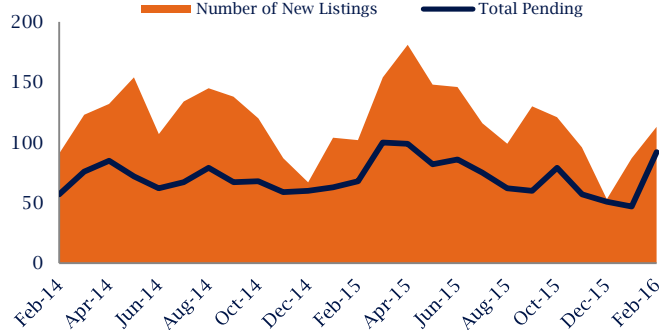
In February, there was 5.4 months of supply available in Federal Hill, Locust Point, and South Baltimore, compared to 4.9 in February 2015. That is an increase of 10% versus a year ago.

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.

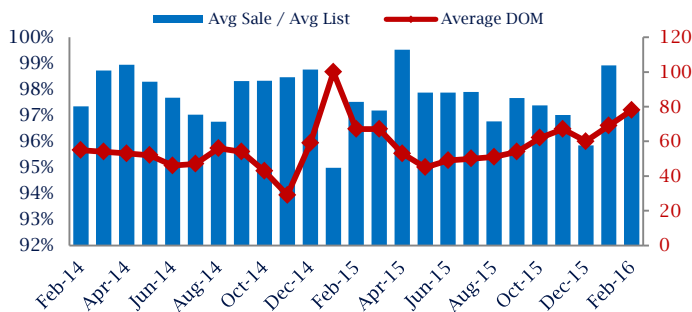
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Federal Hill, Locust Point, and South Baltimore compared to 102 in February 2015, an increase of 11%. There were 92 current contracts pending sale this February compared to 68 a year ago. The number of current contracts is 35% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Federal Hill, Locust Point, and South Baltimore was 97.2% 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 78, higher than the average last year, which was 67, an increase of 16%.

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