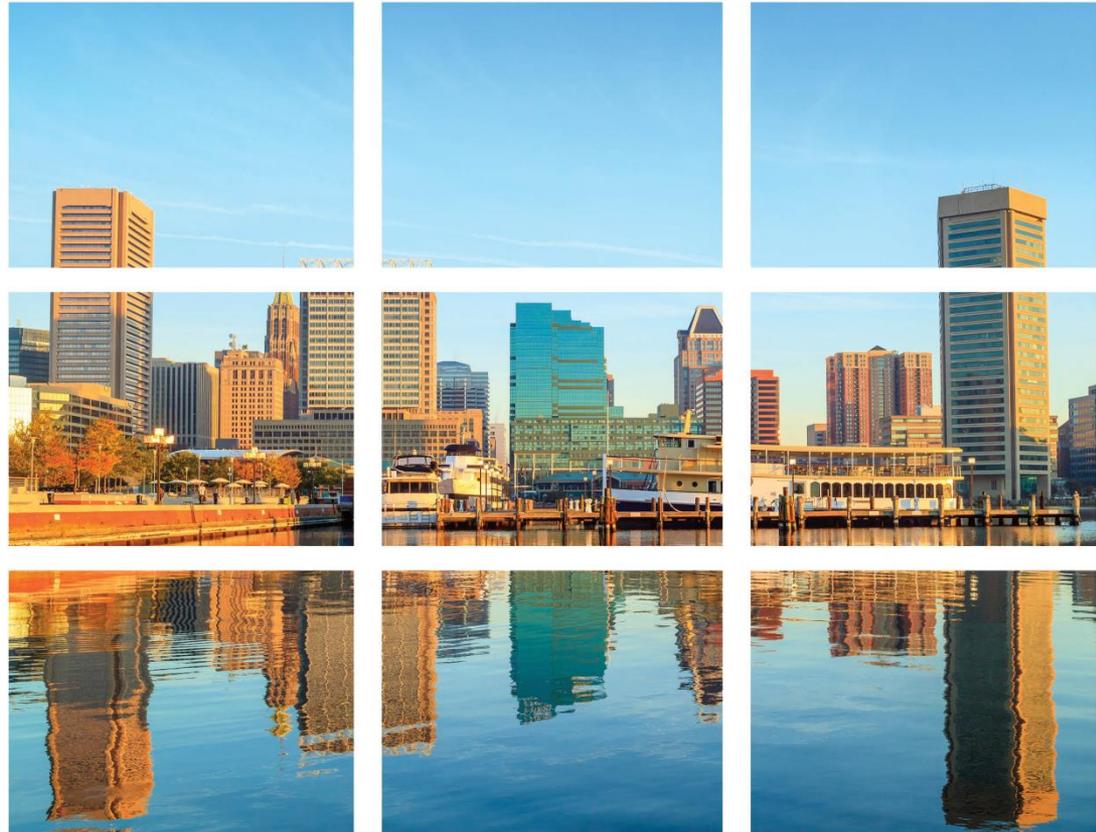


# Market Conditions Report

Baltimore, MD Area

March 2024

**LONG & FOSTER**  
REAL ESTATE



Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

Global Partnerships

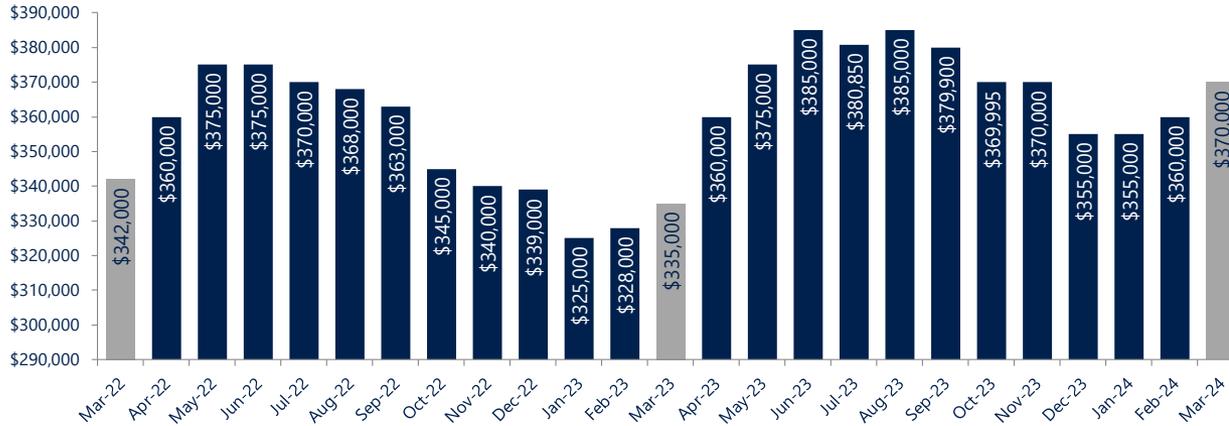
Forbes Global Properties | Leading Real Estate Companies of the World® | Luxury Portfolio International | Who's Who in Luxury Real Estate



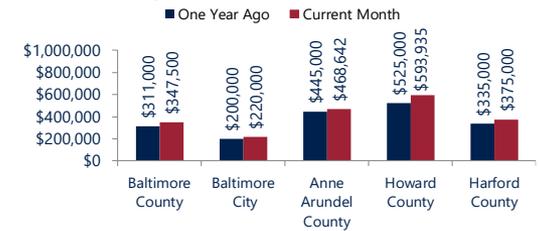
# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

### Median Sales Price



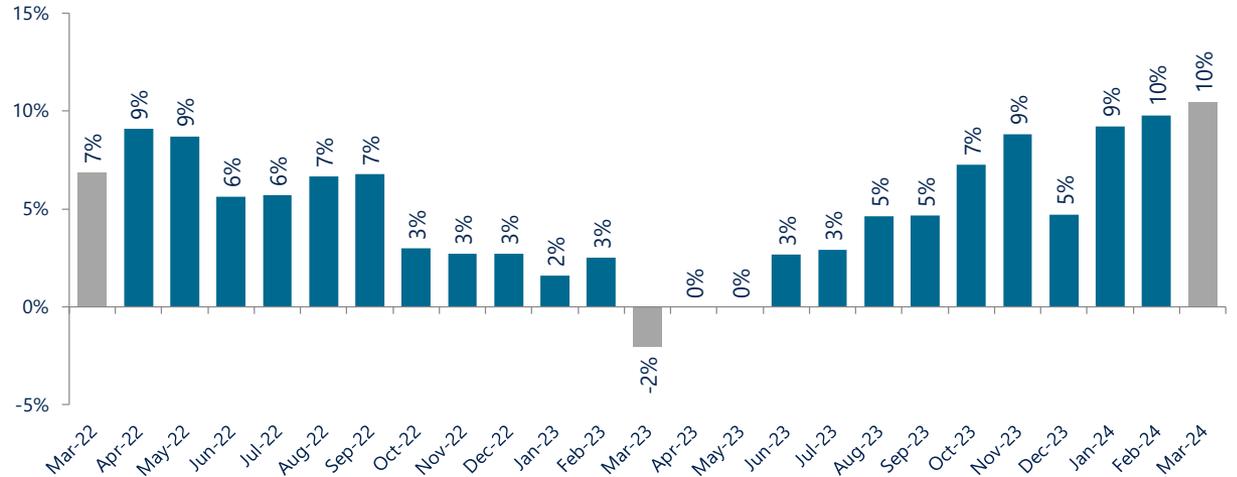
### Median Sale Price Of Top Five Counties/Cities Based on Total Units Sold



### Highlights

- This March, the median sale price was \$370,000, an increase of 10% compared to last year.
- The current median sale price was 3% higher than in February.

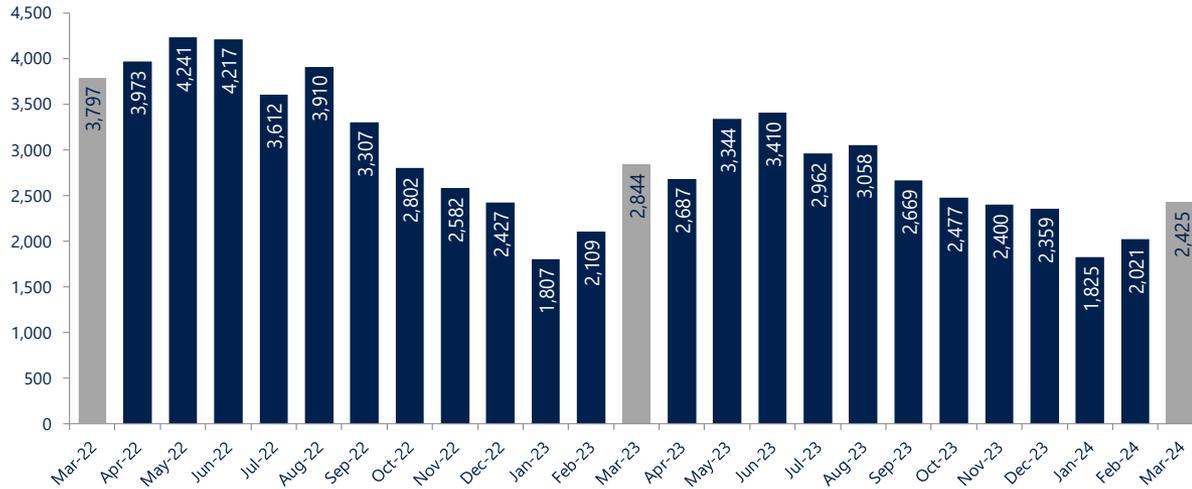
### Median Sale Price Percent Change Year/Year



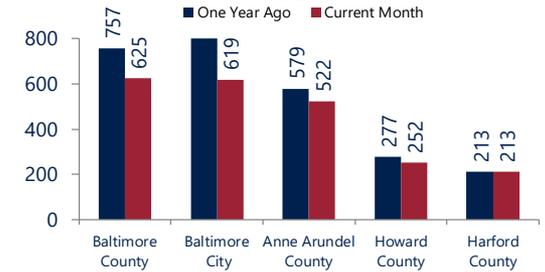
# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

**Total Units Sold**



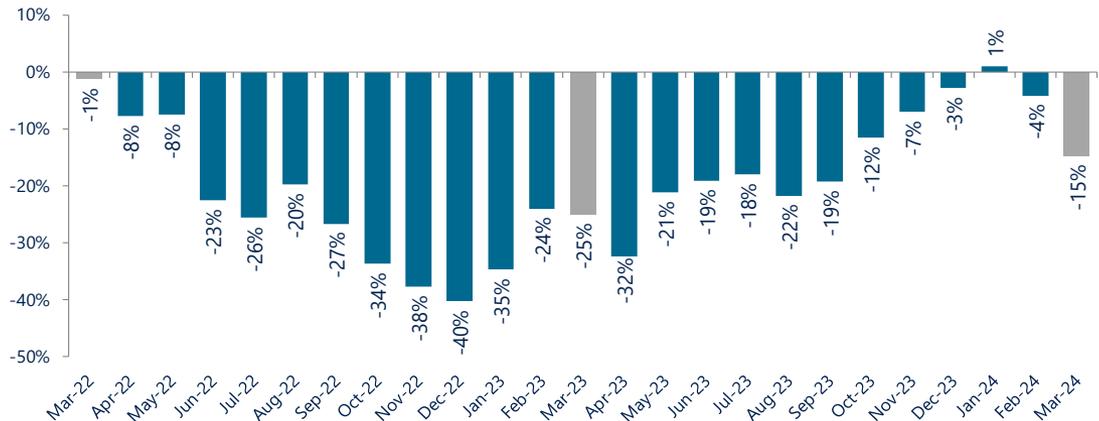
**Total Units Sold**  
Of Top Five Counties/Cities Based on Total Units Sold



### Highlights

- There was an increase of 20% in total units sold in March compared to February.
- This month's total units sold was lower than at this time last year, a decrease of 15% versus March 2023.

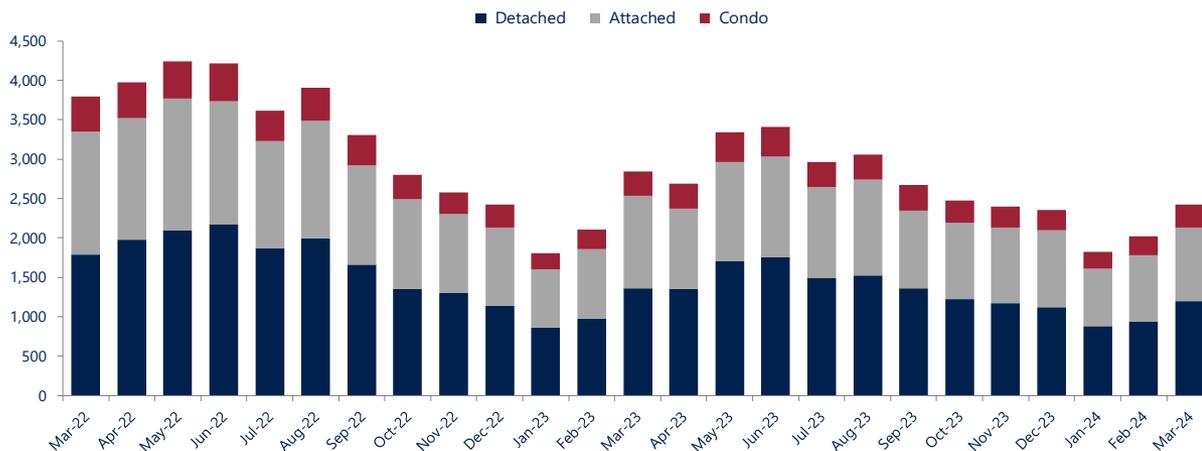
**Total Units Sold**  
Percent Change Year/Year



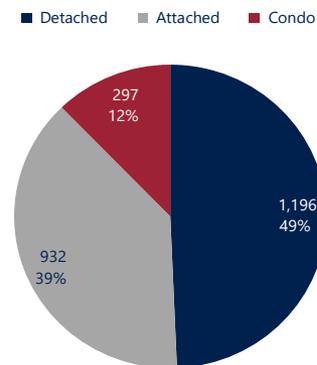
# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

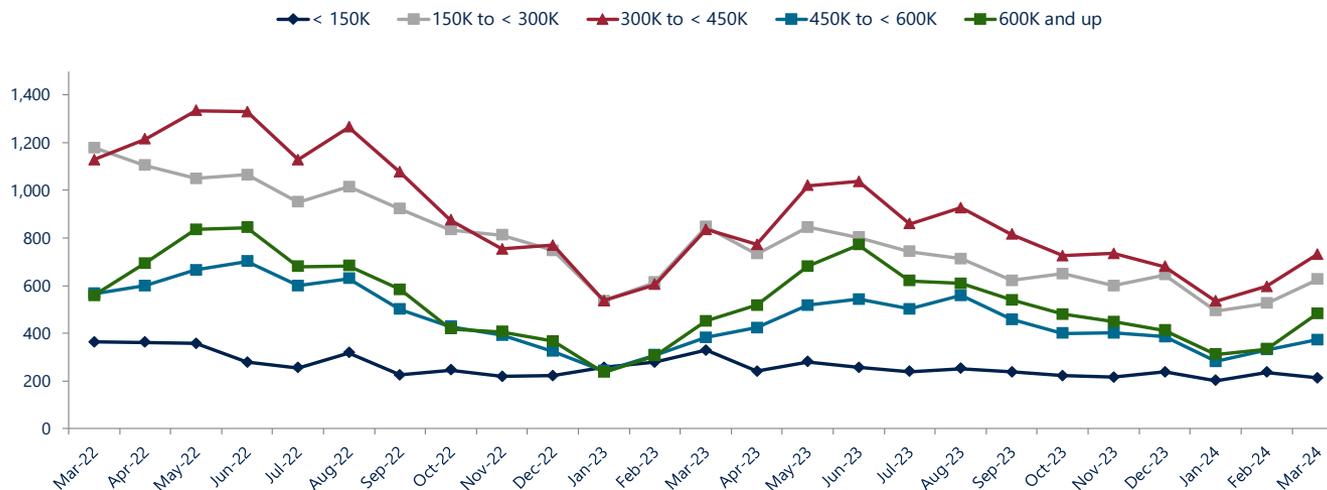
**Total Units Sold by Type**



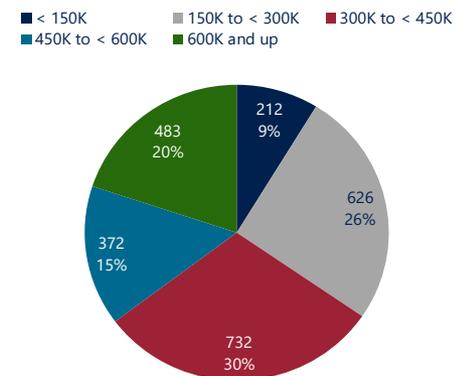
**Total Units Sold by Type Current Month**



**Total Units Sold by Price Range**



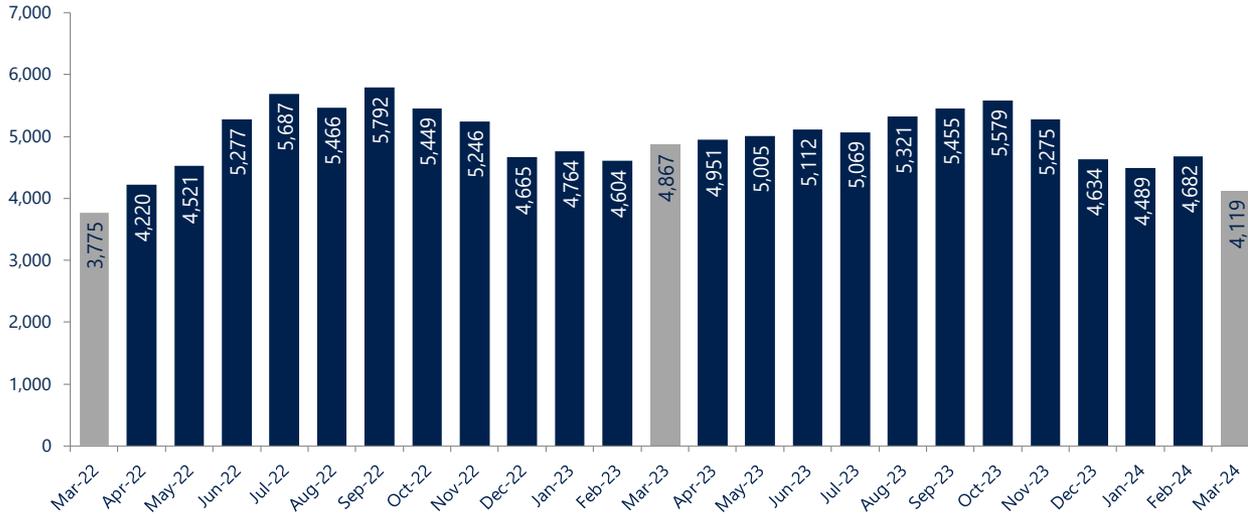
**Total Units Sold by Price Range Current Month**



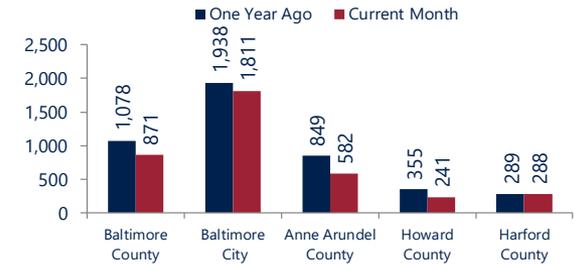
# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

### Total Active Inventory



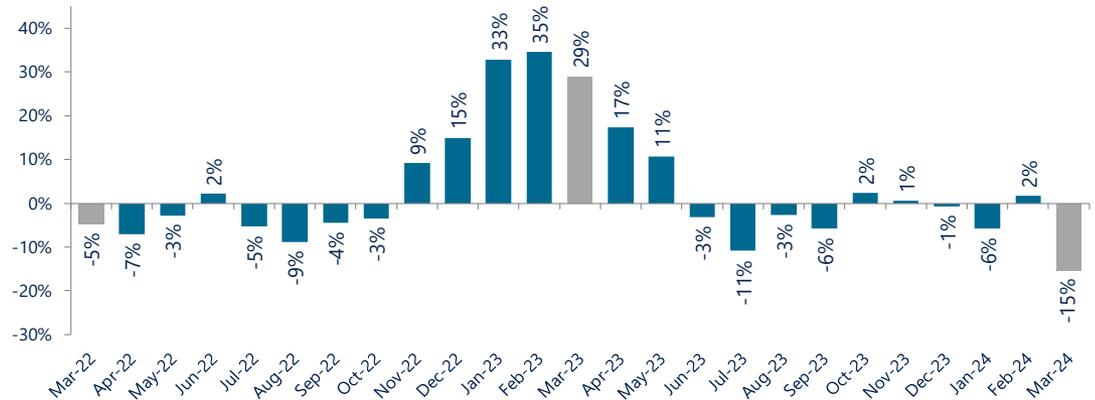
### Total Active Inventory Of Top Five Counties/Cities Based on Total Units Sold



### Highlights

- March's total active inventory of 4,119 units was 12% lower than the previous month's supply of inventory.
- Versus last March, the total number of homes available was lower by 748 units or 15%.

### Total Active Inventory Percent Change Year/Year

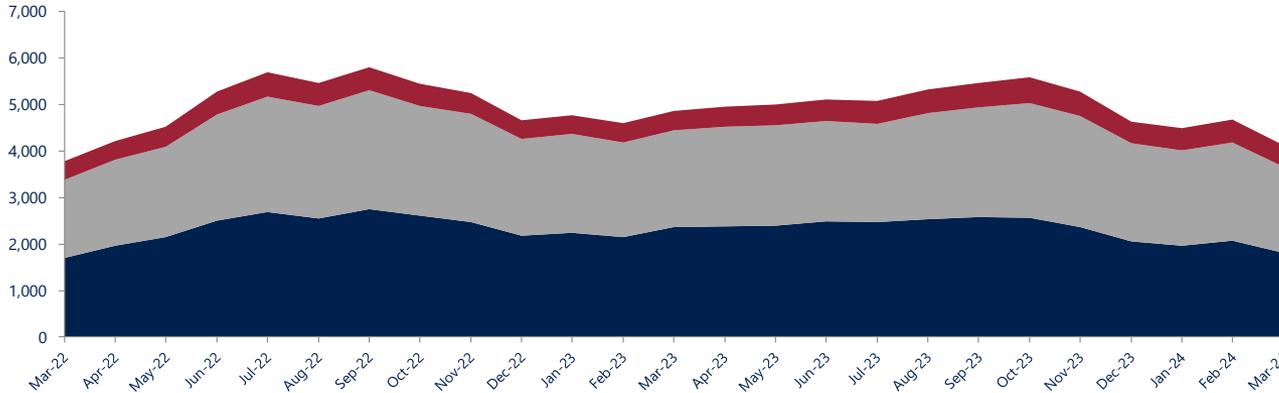


# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

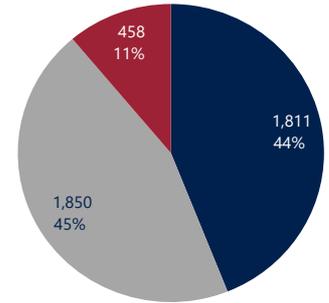
### Total Active Inventory by Type

■ Detached ■ Attached ■ Condo



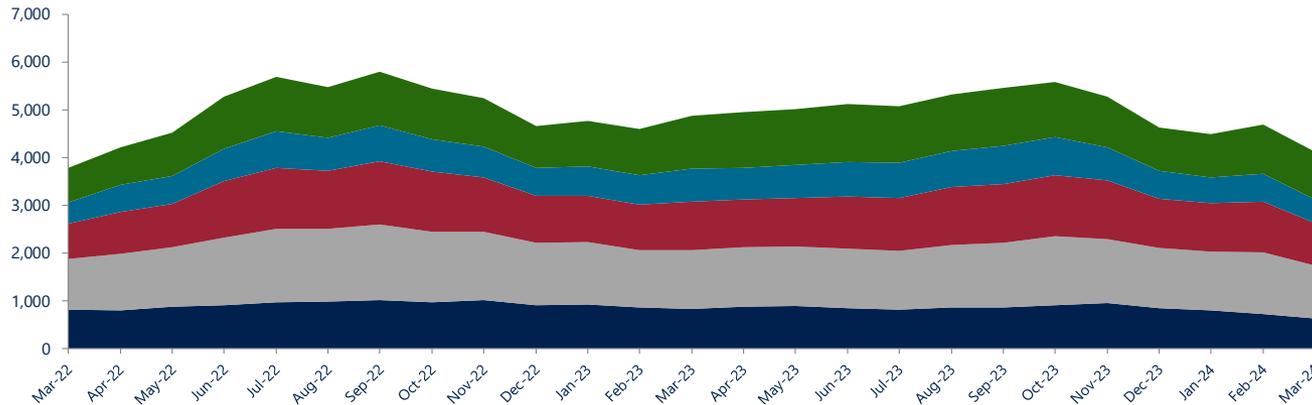
### Total Active Inventory by Type Current Month

■ Detached ■ Attached ■ Condo



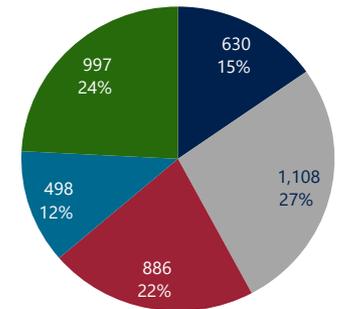
### Total Active Inventory by Price Range

■ < 150K ■ 150K to < 300K ■ 300K to < 450K ■ 450K to < 600K ■ 600K and up



### Total Active Inventory by Price Range Current Month

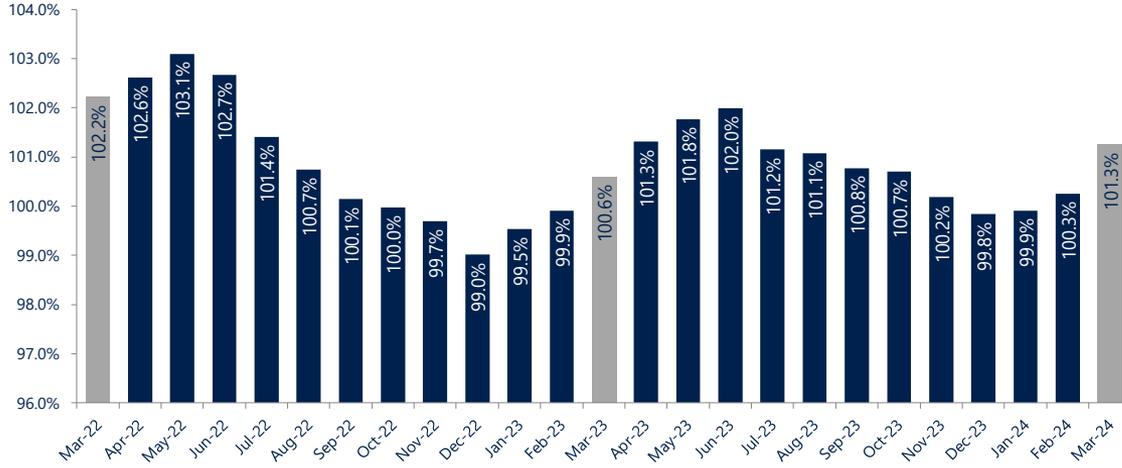
■ < 150K ■ 150K to < 300K ■ 300K to < 450K ■ 450K to < 600K ■ 600K and up



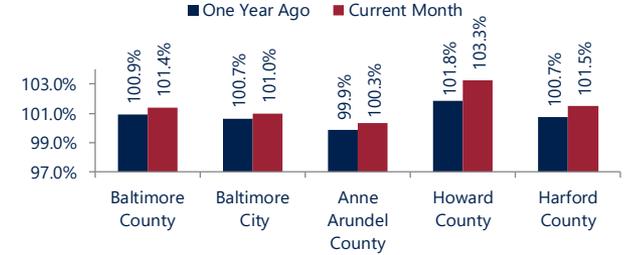
# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

**Average Sale Price as a Percent of List Price**



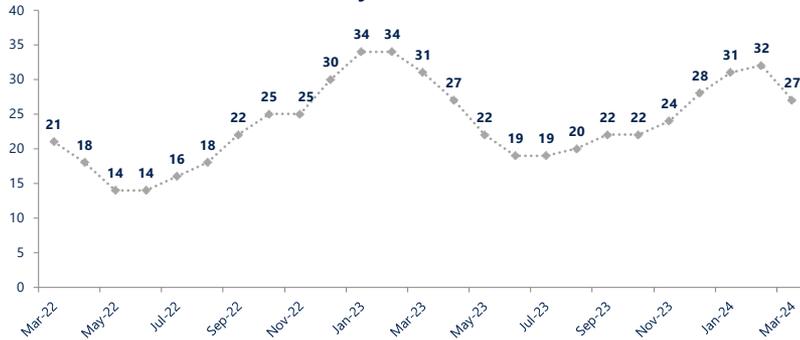
**Sale Price as % of List Price  
Of Top Five Counties/Cities Based on Total Units Sold**



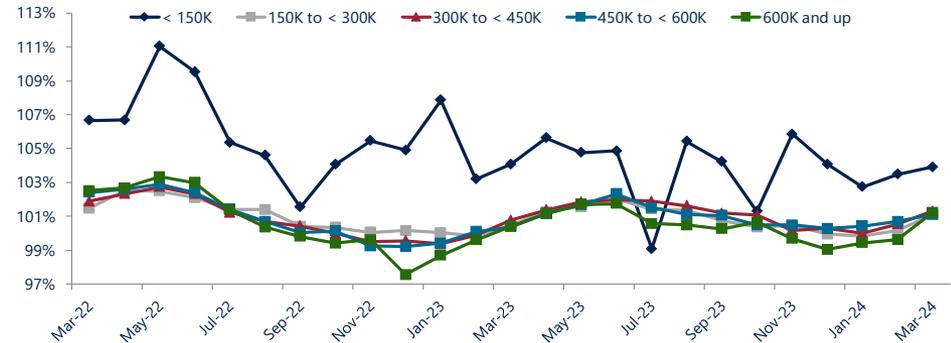
Days on Market	
Current Month	One Year Ago
27	31
<b>Down -13% Vs. Year Ago</b>	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
101.3%	100.6%
<b>Up 0.6% Vs. Year Ago</b>	

**Days on Market**



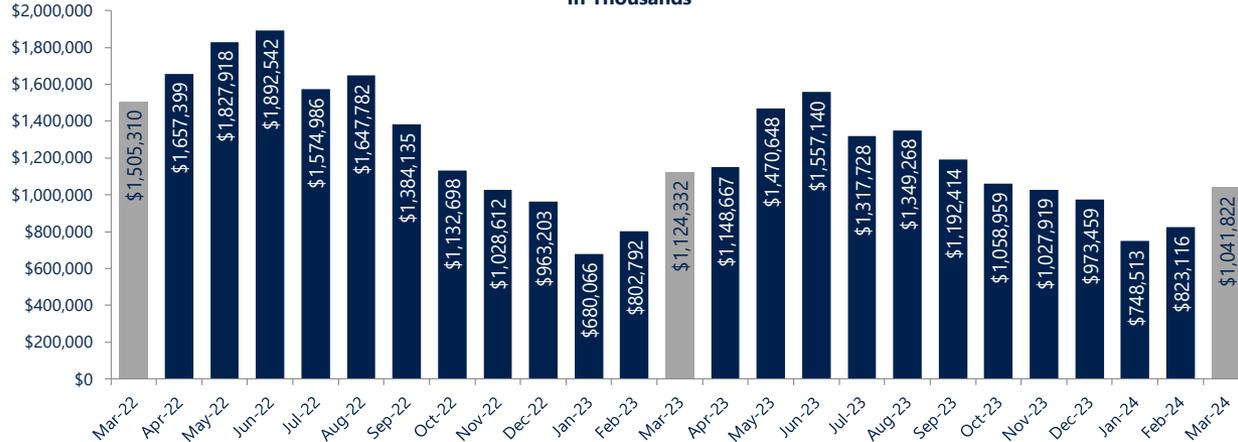
**Average Sale Price as a Percent of List Price  
by Price Range**



# Long & Foster Market Conditions Report

## Baltimore Metropolitan Area - March 2024

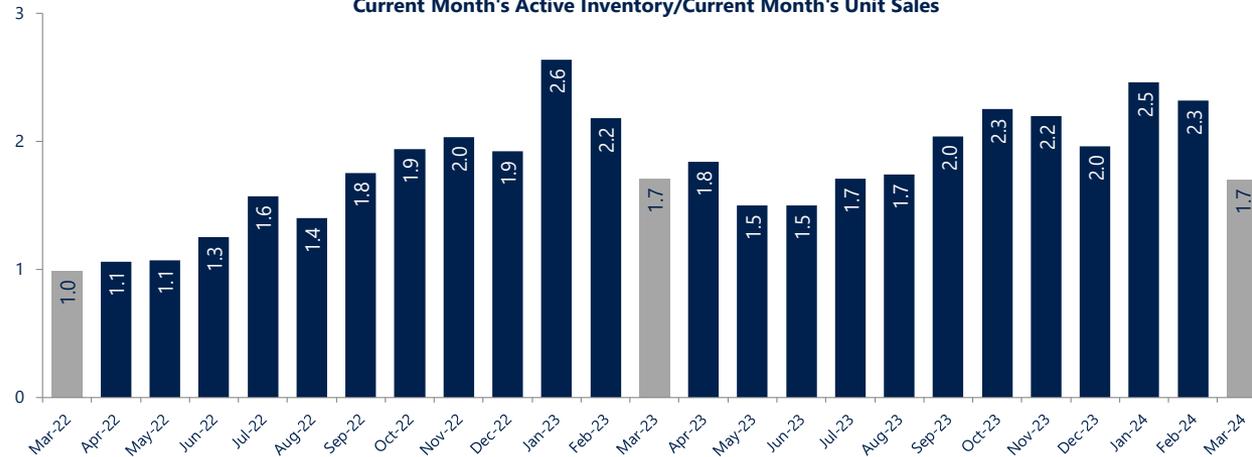
**Total Dollar Volume Sold**  
In Thousands



### Highlights

- Total volume sold this March was 7% less than the same month one year ago.
- In March, there was 1.7 months of supply available. The amount of supply was similar compared to a year ago.

**Months of Supply**  
Current Month's Active Inventory/Current Month's Unit Sales



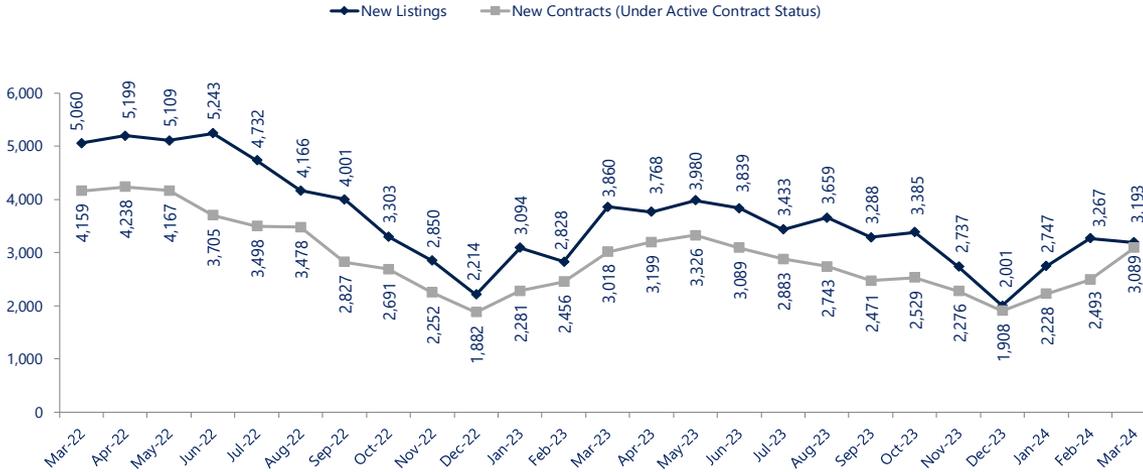
Total Dollar Volume Sold	
Current Month	One Year Ago
\$1,041,822,458	\$1,124,331,522
<b>Down -7% Vs. Year Ago</b>	

Months of Supply	
Current Month	One Year Ago
1.7	1.7
<b>Down -1% Vs. Year Ago</b>	

# Long & Foster Market Conditions Report

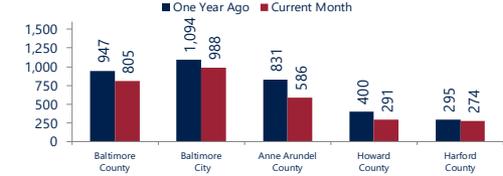
## Baltimore Metropolitan Area - March 2024

### New Listings & New Contracts



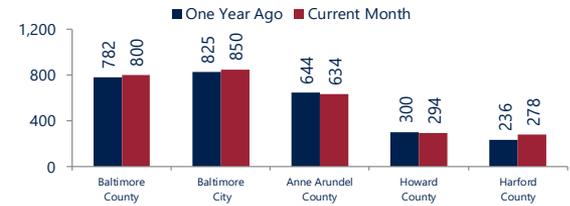
### New Listings

Of Top Five Counties/Cities Based on Total Units Sold



### New Contracts

Of Top Five Counties/Cities Based on Total Units Sold



New Listings	
Current Month	One Year Ago
3,193	3,860
<b>Down -17% Vs. Year Ago</b>	

### Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.0, a decrease of 19% from March 2023.

New Contracts	
Current Month	One Year Ago
3,089	3,018
<b>Up 2% Vs. Year Ago</b>	

### Supply/Demand Ratio

Number of New Listings to New Contracts

