

Average Home Sales 2003 - 2005 ~ Percent Change by Neighborhood

Summary Statistics	TOTAL	% CHANGE	2003	2005	
Avg price change in Balt Metro from 03-05*		40%	\$211,636	\$295,933	* Source: MRIS
Avg price change in Balt City from 03-05*		50%	\$108,522	\$162,502	* Source: MRIS
Total Neighborhoods	213				
Neighborhoods that gained value	172	81%			
Neighborhoods that lost value	41	19%			
Neighborhoods that increased greater than the Metro avg	89	42%			
Neighborhoods that increased greater than the City avg	74	35%			

NEIGHBORHOOD	2003 Average Sale Price	Total Units (2003)	2005 Average Sale Price	Total Units (2005)	% Change from 03-05
GREENMOUNT WEST	\$83,200	7	\$301,388	29	262.25%
FOREST PARK (CENTRAL)	\$77,508	8	\$206,978	24	167.04%
LITTLE ITALY	\$136,407	7	\$361,500	8	165.02%
BOOTH-BOYD	\$33,916	7	\$84,859	8	150.20%
ROSEBANK	\$87,121	16	\$202,715	6	132.68%
CHRISTOPHER	\$81,495	28	\$177,473	15	117.77%
CEDARCROFT	\$224,380	5	\$486,713	8	116.91%
BARRE CIRCLE	\$113,105	19	\$227,750	8	101.36%
RIDGELY'S DELIGHT	\$126,522	18	\$249,720	23	97.37%
OTTERBEIN	\$261,966	56	\$513,533	35	96.03%
LAKE WALKER	\$110,395	22	\$215,690	19	95.38%
HIGHLANDTOWN	\$89,502	97	\$173,644	88	94.01%
SHARP-LEADENHALL	\$162,759	17	\$308,430	10	89.50%
ROSEMONT EAST	\$84,933	44	\$160,100	30	88.50%
DRUID HEIGHTS	\$74,813	8	\$140,918	28	88.36%
FELLS POINT	\$169,687	95	\$318,487	130	87.69%
BELLONA-GITTINGS	\$284,433	9	\$532,825	12	87.33%
NORTH ROLAND PARK/POPLAR HILL	\$301,309	23	\$560,863	19	86.14%
LOCUST POINT	\$137,910	63	\$256,487	64	85.98%
JOHNSTON SQUARE	\$48,040	10	\$89,075	20	85.42%
GUILFORD	\$430,718	53	\$787,964	45	82.94%
WASHINGTON VILLAGE	\$67,508	103	\$123,416	282	82.82%
OAKLEE	\$64,620	10	\$117,833	6	82.35%
SOUTH BALTIMORE	\$147,217	202	\$263,782	185	79.18%
KENILWORTH PARK	\$64,688	16	\$115,673	13	78.82%
UPPER FELLS POINT	\$130,534	166	\$233,043	146	78.53%
LAKE EVESHAM	\$149,351	10	\$265,464	14	77.75%
OAKENSHAW	\$147,702	31	\$260,402	34	76.30%
FOREST PARK (WEST)	\$82,722	20	\$145,242	19	75.58%
LOYOLA/NOTRE DAME	\$119,845	25	\$210,210	28	75.40%
SETON HILL	\$108,385	24	\$189,802	16	75.12%
INNER HARBOR	\$293,183	39	\$509,082	11	73.64%
GROVE PARK	\$57,009	11	\$98,855	11	73.40%
MORAVIA-WALTHER	\$91,056	26	\$157,613	19	73.10%
CANTON	\$169,712	603	\$293,595	495	73.00%
WOODBERRY	\$76,830	28	\$131,715	17	71.44%
RESERVOIR HILL	\$116,389	79	\$199,013	72	70.99%
OVERLEA	\$116,944	18	\$199,589	9	70.67%
TUSCANY-CANTERBURY	\$193,245	68	\$329,745	45	70.64%
CHARLES VILLAGE	\$146,351	98	\$249,412	73	70.42%
BOLTON HILL	\$249,295	61	\$422,379	30	69.43%
BREWERS HILL	\$124,428	63	\$210,079	50	68.84%
PATTERSON PARK (formerly Baltimore-Linwood)	\$92,191	190	\$154,820	233	67.93%
HOMELAND	\$314,458	78	\$524,393	54	66.76%

Neighborhoods with less than 5 transactions per year have not been included in this summary.

NEIGHBORHOOD	2003 Average Sale Price	Total Units (2003)	2005 Average Sale Price	Total Units (2005)	% Change from 03-05
LAURAVILLE	\$92,139	60	\$153,523	79	66.62%
RIVERSIDE	\$181,061	242	\$301,116	186	66.31%
DOLFIELD	\$60,684	18	\$100,769	13	66.06%
BALTIMORE HIGHLANDS	\$59,237	54	\$98,154	118	65.70%
MIDDLE EAST	\$50,942	26	\$84,316	61	65.51%
KERNEWOOD	\$87,200	5	\$143,895	11	65.02%
GREEKTOWN	\$69,626	74	\$114,842	64	64.94%
KRESSON	\$36,667	6	\$60,213	16	64.22%
WAVERLY	\$60,222	57	\$98,757	62	63.99%
BUTCHER'S HILL	\$167,683	80	\$270,815	85	61.50%
TEN HILLS	\$176,575	13	\$283,747	15	60.70%
ROLAND PARK	\$296,694	77	\$473,170	65	59.48%
JOSEPH LEE	\$81,579	44	\$129,960	50	59.31%
MAYFIELD-MONTEBELLO	\$163,571	17	\$259,400	16	58.59%
RICHNOR SPRINGS	\$42,571	7	\$67,494	16	58.54%
WASHINGTON HILL	\$119,254	30	\$188,584	26	58.14%
HAMPDEN	\$107,125	220	\$169,120	231	57.87%
FEDERAL HILL	\$219,243	90	\$345,876	79	57.76%
REMINGTON	\$73,482	53	\$115,602	64	57.32%
WESTFIELD	\$101,031	79	\$158,005	66	56.39%
WYMAN PARK	\$154,971	31	\$242,168	31	56.27%
MOUNT CLARE	\$50,444	24	\$78,338	40	55.30%
HOWARD PARK	\$83,169	80	\$128,815	81	54.88%
PATTERSON PLACE	\$86,437	31	\$133,681	60	54.66%
EVERGREEN	\$193,111	9	\$298,269	13	54.45%
CHINQUAPIN PARK-BELVEDERE	\$90,906	33	\$139,490	31	53.44%
CHESWOLDE	\$168,151	49	\$257,648	51	53.22%
EDNOR GARDENS-LAKESIDE	\$94,727	81	\$145,025	63	53.10%
GRACELAND PARK	\$94,112	19	\$143,661	36	52.65%
ABELL	\$126,029	24	\$189,529	14	50.38%
HAMILTON HILLS (Fomerly Harford-Ecodate/Perri	\$97,473	106	\$145,909	89	49.69%
MOUNT WASHINGTON	\$223,227	79	\$332,960	75	49.16%
MID-TOWN BELVEDERE	\$109,424	91	\$162,974	66	48.94%
NORTH HARFORD ROAD	\$112,779	72	\$167,168	44	48.23%
SAINT AGNES	\$65,455	10	\$96,858	5	47.98%
WEST ARLINGTON	\$89,721	19	\$131,946	20	47.06%
HARWOOD	\$76,683	17	\$112,167	35	46.27%
BROADWAY EAST	\$39,934	90	\$57,641	69	44.34%
COLDSRING	\$109,077	18	\$156,565	23	43.54%
WALTHERSON	\$100,529	131	\$144,070	111	43.31%
HUNTING RIDGE	\$166,299	21	\$236,326	9	42.11%
GLENHAM-BELFORD	\$99,518	126	\$140,723	136	41.40%
HOES HEIGHTS	\$119,622	18	\$169,108	20	41.37%
LOCH RAVEN	\$82,483	59	\$116,450	67	41.18%
CROSS KEYS	\$139,260	43	\$195,543	35	40.42%
VIOLETVILLE	\$87,175	63	\$121,887	35	39.82%
OLIVER	\$43,522	24	\$60,685	34	39.44%
EAST ARLINGTON	\$66,184	18	\$92,281	24	39.43%
CYLBURN	\$58,090	21	\$80,860	25	39.20%
WESTGATE	\$137,345	39	\$190,158	24	38.45%
CEDMONT	\$102,816	56	\$142,110	47	38.22%
NEW NORTHWOOD	\$80,318	48	\$110,808	54	37.96%
MCELDERRY PARK	\$47,165	58	\$65,011	141	37.84%
FALLSTAFF	\$100,191	45	\$138,084	31	37.82%
ROGNEL HEIGHTS	\$75,343	18	\$103,538	13	37.42%
GLEN	\$96,723	108	\$130,746	84	35.18%
ASHBURTON	\$104,578	26	\$140,226	24	34.09%

Neighborhoods with less than 5 transactions per year have not been included in this summary.

NEIGHBORHOOD	2003 Average Sale Price	Total Units (2003)	2005 Average Sale Price	Total Units (2005)	% Change from 03-05
ARLINGTON	\$51,850	14	\$69,459	31	33.96%
REISTERSTOWN STATION	\$75,685	15	\$100,862	13	33.27%
HILLEN	\$78,702	52	\$104,775	24	33.13%
GAY STREET	\$55,000	6	\$73,083	7	32.88%
ARCADIA	\$115,522	36	\$153,393	21	32.78%
MEDFIELD	\$117,671	57	\$155,475	61	32.13%
GLEN OAKS	\$85,755	39	\$112,983	34	31.75%
HOLLINS MARKET	\$95,576	35	\$125,191	64	30.99%
CROSS COUNTRY	\$145,139	59	\$189,836	45	30.80%
MOUNT VERNON	\$113,931	23	\$148,421	17	30.27%
WINDSOR HILLS	\$99,263	19	\$127,988	16	28.94%
WEST HILLS	\$87,733	27	\$112,322	30	28.03%
CONCERNED CITIZENS OF FOREST PARK	\$68,294	17	\$86,958	15	27.33%
FRANKLINTOWN	\$117,457	7	\$149,400	5	27.20%
PARK CIRCLE	\$42,892	30	\$54,368	38	26.76%
IDLEWOOD	\$100,361	61	\$126,932	47	26.48%
KESWICK	\$234,209	31	\$294,648	26	25.81%
BELAIR-PARKSIDE	\$78,483	11	\$98,700	10	25.76%
VILLAGES OF HOMELAND	\$99,139	14	\$124,643	7	25.72%
GARWYN OAKS	\$93,423	10	\$117,036	7	25.27%
CALLAWAY-GARRISON	\$91,228	16	\$113,842	19	24.79%
FRANKFORD	\$98,569	193	\$122,386	189	24.16%
EVERGREEN LAWN	\$53,814	7	\$66,448	17	23.48%
WOODBOURNE-MCCABE	\$46,682	11	\$57,629	14	23.45%
CAMERON VILLAGE	\$68,973	19	\$85,066	16	23.33%
TREMONT	\$62,869	16	\$76,287	16	21.34%
ORIGINAL NORTHWOOD	\$177,440	35	\$214,902	21	21.11%
UNION SQUARE	\$106,883	29	\$127,566	23	19.35%
WILSON HEIGHTS	\$100,574	25	\$119,761	23	19.08%
SAINT JOSEPHS	\$61,700	21	\$73,463	36	19.07%
EASTWOOD	\$89,186	21	\$105,882	14	18.72%
PERRING LOCH	\$95,614	44	\$112,441	29	17.60%
STONEWOOD-PENTWOOD-WINSTON	\$89,678	9	\$105,354	13	17.48%
CARROLLTON RIDGE	\$65,698	40	\$76,573	68	16.55%
LAKELAND	\$65,334	67	\$76,130	75	16.52%
MID-GOVANS	\$87,821	35	\$102,233	45	16.41%
WOODMERE	\$63,140	23	\$73,446	21	16.32%
PARKSIDE	\$72,811	38	\$83,943	22	15.29%
SAINT HELENA	\$60,494	8	\$69,273	11	14.51%
PEN LUCY	\$58,437	23	\$66,915	40	14.51%
WINSTON-GOVANS	\$77,600	13	\$88,681	24	14.28%
DORCHESTER	\$84,556	22	\$96,527	15	14.16%
TAYLOR HEIGHTS	\$146,400	5	\$165,600	8	13.11%
WOODRING	\$137,992	70	\$155,407	50	12.62%
CEDONIA	\$83,624	31	\$94,137	41	12.57%
WALBROOK	\$65,985	14	\$74,255	35	12.53%
IRVINGTON	\$77,012	55	\$86,387	72	12.17%
WOODBOURNE HEIGHTS	\$91,815	10	\$102,959	17	12.14%
BEVERLY HILLS	\$131,375	19	\$147,038	8	11.92%
EDMONDSON VILLAGE	\$63,647	59	\$70,968	108	11.50%
RAMBLEWOOD	\$98,140	29	\$109,374	17	11.45%
SANDTOWN-WINCHESTER	\$74,526	108	\$82,874	100	11.20%
BETTER WAVERLY	\$78,913	33	\$86,891	31	10.11%
MILTON-MONTFORD	\$43,533	9	\$47,424	34	8.94%
CENTRAL PARK HEIGHTS	\$52,482	39	\$56,651	75	7.94%
FOREST PARK	\$78,828	23	\$84,572	16	7.29%
BURLEITH-LEIGHTON	\$74,580	5	\$79,880	10	7.11%

Neighborhoods with less than 5 transactions per year have not been included in this summary.

NEIGHBORHOOD	2003 Average Sale Price	Total Units (2003)	2005 Average Sale Price	Total Units (2005)	% Change from 03-05
RADNOR-WINSTON	\$126,125	12	\$134,900	5	6.96%
PANWAY/BRADDISH AVENUE	\$64,797	16	\$68,970	18	6.44%
BELAIR-EDISON	\$75,616	368	\$80,314	392	6.21%
YALE HEIGHTS	\$88,587	33	\$92,455	28	4.37%
BARCLAY	\$84,612	27	\$87,732	37	3.69%
FOUR BY FOUR	\$60,814	20	\$62,985	33	3.57%
COPPIN HEIGHTS/ASH-CO-EAST	\$65,332	35	\$67,407	51	3.18%
CURTIS BAY	\$73,100	58	\$75,380	62	3.12%
BROENING MANOR	\$74,832	22	\$76,925	19	2.80%
DARLEY PARK	\$64,371	7	\$66,105	31	2.69%
OLDTOWN	\$82,009	15	\$83,575	8	1.91%
BEECHFIELD	\$91,383	54	\$92,292	40	0.99%
BROOKLYN	\$74,957	132	\$75,505	155	0.73%
MONDAW/MIN	\$61,815	27	\$62,123	46	0.50%
UPLANDS	\$76,090	15	\$75,893	14	-0.26%
ROSEMONT	\$62,093	32	\$61,573	53	-0.84%
ELLWOOD PARK/MONUMENT	\$56,571	63	\$55,815	95	-1.34%
MORRELL PARK	\$89,012	116	\$87,290	111	-1.93%
LANGSTON HUGHES	\$48,911	9	\$47,953	25	-1.96%
NORTHWEST COMMUNITY ACTION	\$51,950	21	\$49,659	25	-4.41%
HANLON-LONGWOOD	\$88,228	33	\$83,779	35	-5.04%
ROSEMONT HOMEOWNERS/TENANTS	\$61,970	12	\$58,784	22	-5.14%
CARROLL-SOUTH HILTON	\$66,860	11	\$62,821	32	-6.04%
TOWANDA-GRANTLEY	\$52,963	12	\$49,391	19	-6.75%
WILSON PARK	\$71,000	19	\$64,287	23	-9.46%
MADISON-EASTEND	\$68,450	37	\$61,759	49	-9.77%
PENN NORTH	\$66,929	17	\$59,083	42	-11.72%
PARKLANE	\$59,031	13	\$51,683	33	-12.45%
FRANKLINTOWN ROAD	\$61,932	17	\$54,212	37	-12.46%
EASTERWOOD	\$59,487	23	\$52,021	26	-12.55%
MADISON PARK	\$243,994	12	\$209,064	14	-14.32%
CHERRY HILL	\$72,990	11	\$62,261	18	-14.70%
BRIDGEVIEW/GREENLAWN	\$69,860	10	\$59,311	18	-15.10%
EAST BALTIMORE MIDWAY	\$66,684	25	\$55,996	42	-16.03%
SHIPLEY HILL	\$61,131	6	\$50,717	13	-17.04%
WINCHESTER	\$63,225	16	\$52,338	35	-17.22%
FRANKLIN SQUARE	\$63,311	13	\$51,654	27	-18.41%
ALLENDALE	\$78,358	35	\$63,830	60	-18.54%
MEDFORD	\$98,382	11	\$79,550	15	-19.14%
WESTPORT	\$64,914	7	\$51,901	27	-20.05%
PARKVIEW/WALLBROOK	\$82,708	22	\$65,602	40	-20.68%
UPTON	\$88,026	37	\$69,569	35	-20.97%
HARLEM PARK	\$74,469	21	\$57,456	51	-22.85%
MOUNT HOLLY	\$98,000	6	\$74,840	11	-23.63%
PENROSE	\$64,322	37	\$48,621	27	-24.41%
GREENSPRING	\$81,206	40	\$57,649	36	-29.01%
BIDDLE STREET	\$74,613	8	\$52,625	12	-29.47%
GWYNNS FALLS	\$73,482	21	\$50,618	26	-31.12%
BEREA	\$76,039	35	\$51,641	46	-32.09%
MILLHILL	\$72,405	19	\$47,200	32	-34.81%
COLDSTREAM HOMESTEAD MONTEBELLO	\$96,204	53	\$55,096	125	-42.73%
POPPLETON	\$79,753	9	\$44,787	13	-43.84%
MOSHER	\$93,943	18	\$51,687	22	-44.98%
MIDTOWN-EDMONDSON	\$92,929	14	\$50,325	18	-45.85%
PIMLICO GOOD NEIGHBORS	\$139,347	15	\$73,863	15	-46.99%

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