



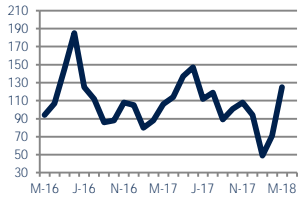
The Long & Foster Market Minute™

Focus On: Canton, Highlandtown, and Patterson Park Housing Market

March 2018

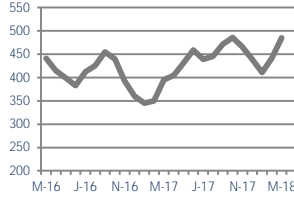
Zip Code(s): 21224

Units Sold
125



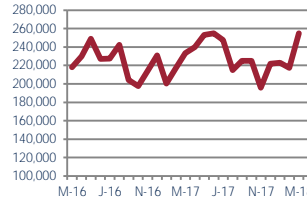
Up 18%
Vs. Year Ago

Active Inventory
485



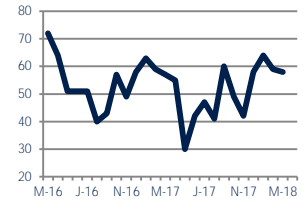
Up 23%
Vs. Year Ago

Median Sale Price
\$255,000



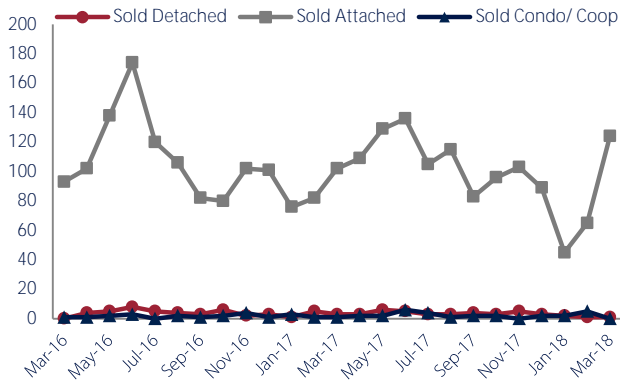
Up 9%
Vs. Year Ago

Days On Market
58



Up 2%
Vs. Year Ago

Units Sold*



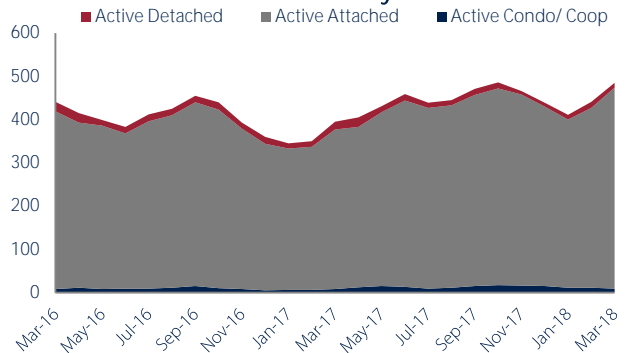
Units Sold

There was an increase in total units sold in March, with 125 sold this month in Canton, Highlandtown, and Patterson Park. This month's total units sold was higher than at this time last year.

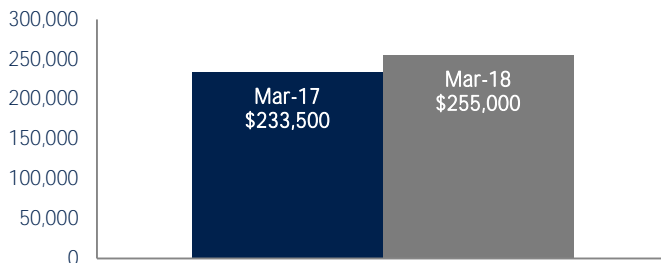
Active Inventory

Versus last year, the total number of homes available this month is higher by 90 units or 23%. The total number of active inventory this March was 485 compared to 395 in March 2017. This month's total of 485 is higher than the previous month's total supply of available inventory of 441, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$233,500. This March, the median sale price was \$255,000, an increase of 9% or \$21,500 compared to last year. The current median sold price is 17% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Canton, Highlandtown, and Patterson Park are defined as properties listed in zip code/s 21224.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

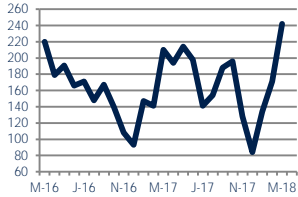




Zip Code(s): 21224

New Listings

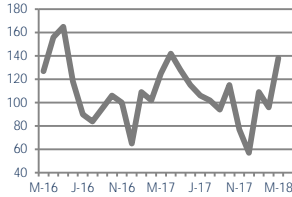
242



Up 15%
Vs. Year Ago

Current Contracts

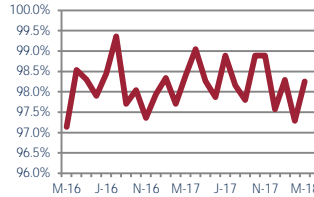
138



Up 10%
Vs. Year Ago

Sold Vs. List Price

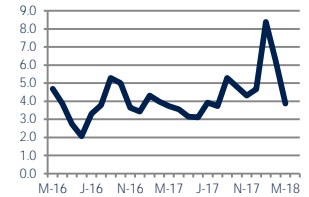
98.3%



No Change
Vs. Year Ago

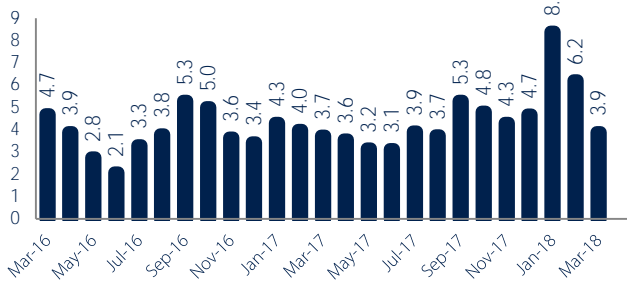
Months of Supply

3.9



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

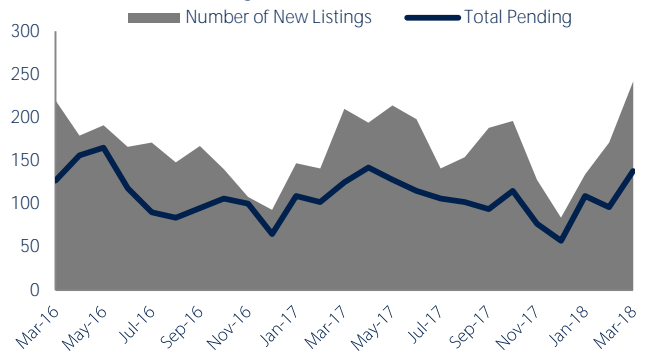
In March, there was 3.9 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 3.7 in March 2017. That is an increase of 4% versus a year ago.

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.

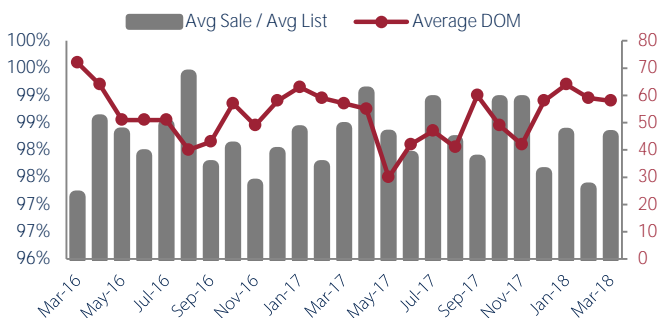
New Listings & Current Contracts

This month there were 242 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 210 in March 2017, an increase of 15%. There were 138 current contracts pending sale this March compared to 125 a year ago. The number of current contracts is 10% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Canton, Highlandtown, and Patterson Park was 98.3% 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 58, higher than the average last year, which was 57, an increase of 2%.



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