



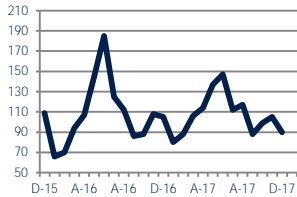
The Long & Foster Market Minute™

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

December 2017

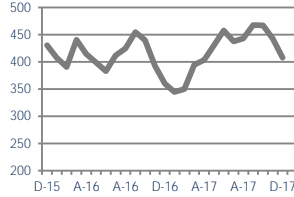
Zip Code(s): 21224

Units Sold
90



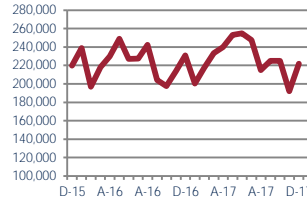
Down -14%
Vs. Year Ago

Active Inventory
408



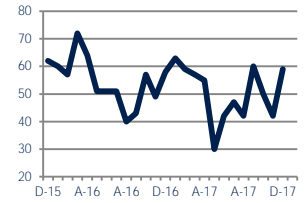
Up 13%
Vs. Year Ago

Median Sale Price
\$222,000



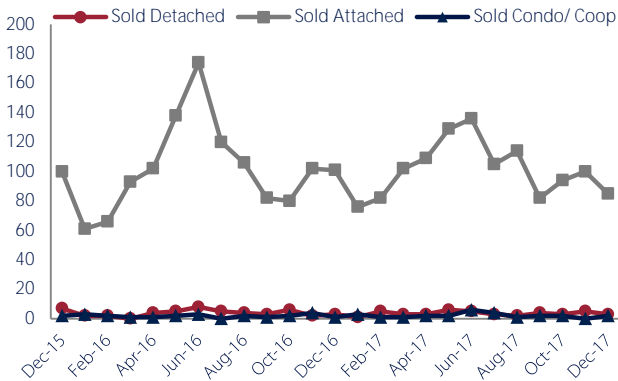
Down -4%
Vs. Year Ago

Days On Market
59



Up 2%
Vs. Year Ago

Units Sold*



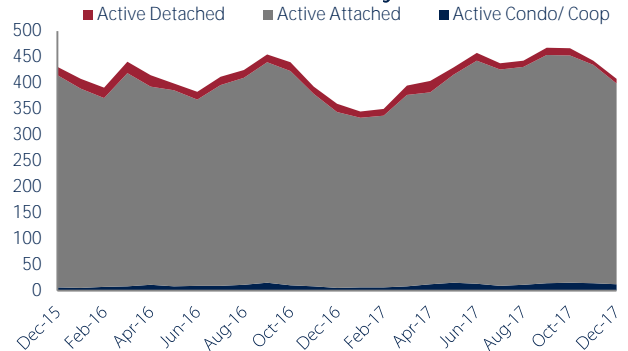
Units Sold

There was a decrease in total units sold in December, with 90 sold this month in Canton, Highlandtown, and Patterson Park versus 105 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 14% versus December 2016.

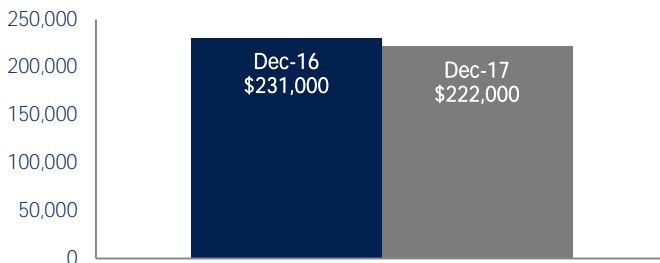
Active Inventory

Versus last year, the total number of homes available this month is higher by 48 units or 13%. The total number of active inventory this December was 408 compared to 360 in December 2016. This month's total of 408 is lower than the previous month's total supply of available inventory of 443, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$231,000. This December, the median sale price was \$222,000, a decrease of 4% or \$9,000 compared to last year. The current median sold price is 16% higher than in November.

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.



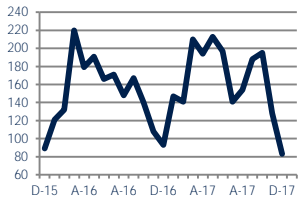
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 21224

New Listings

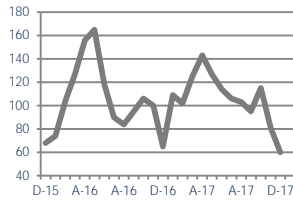
83



Down -11%
Vs. Year Ago

Current Contracts

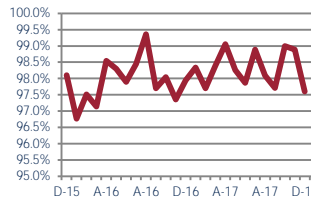
60



Down -8%
Vs. Year Ago

Sold Vs. List Price

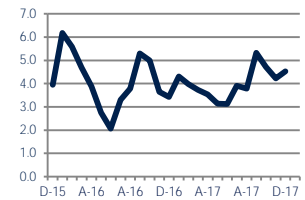
97.6%



No Change
Vs. Year Ago

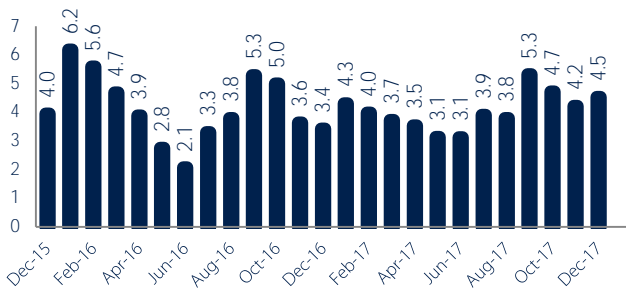
Months of Supply

4.5



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

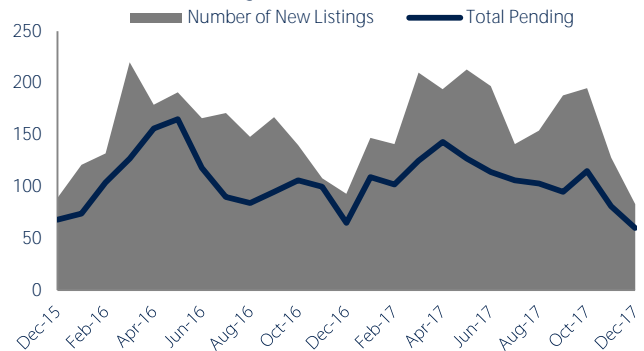
In December, there was 4.5 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 3.4 in December 2016. That is an increase of 32% versus a year ago.

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.

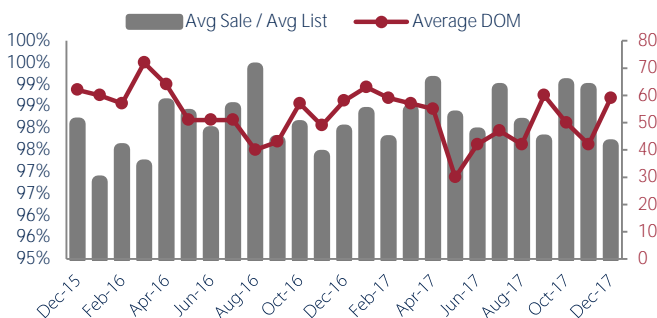
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 93 in December 2016, a decrease of 11%. There were 60 current contracts pending sale this December compared to 65 a year ago. The number of current contracts is 8% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Canton, Highlandtown, and Patterson Park was 97.6% 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 59, higher than the average last year, which was 58, an increase of 2%.



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