

THE LONG & FOSTER MARKET MINUTE™

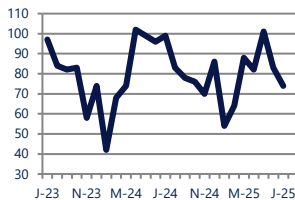
FOCUS ON: CANTON, HIGHLANDTOWN, AND PATTERSON PARK HOUSING MARKET

JULY 2025

Zip Code(s): 21224

Units Sold

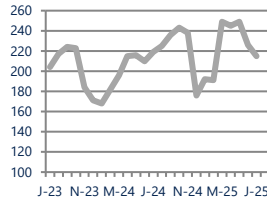
74



Down -25%
Vs. Year Ago

Active Inventory

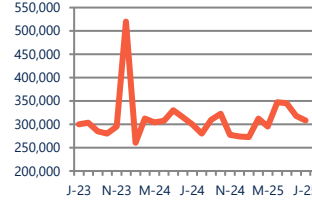
215



Down -2%
Vs. Year Ago

Median Sale Price

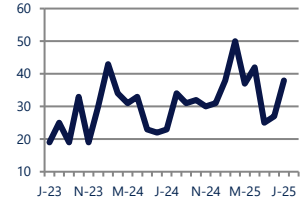
\$308,500



Up 3%
Vs. Year Ago

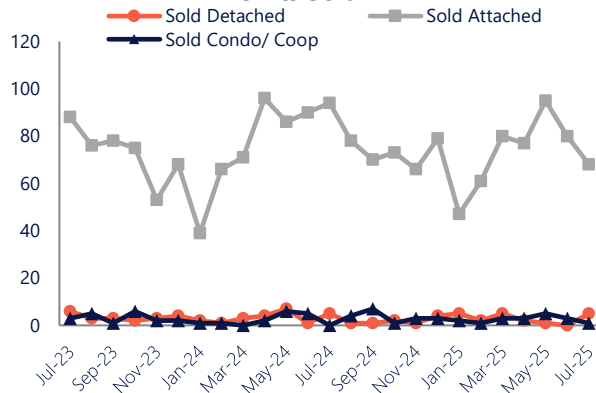
Days On Market

38



Up 65%
Vs. Year Ago

Units Sold*



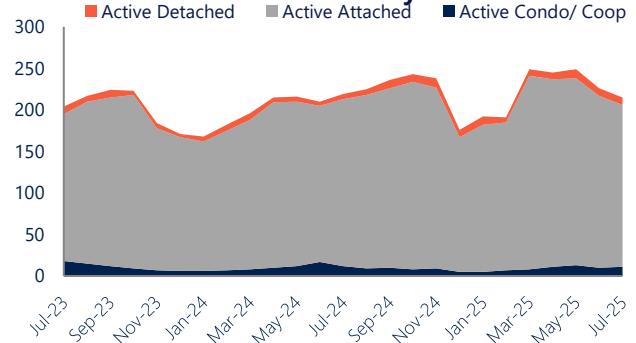
Units Sold

There was a decrease in total units sold in July, with 74 sold this month in Canton, Highlandtown, and Patterson Park versus 83 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 25% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 2%. The total number of active inventory this July was 215 compared to 219 in July 2024. This month's total of 215 is lower than the previous month's total supply of available inventory of 226, a decrease of 5%.

Active Inventory*



Median Sale Price

Last July, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$300,000. This July, the median sale price was \$308,500, an increase of 3% or \$8,500 compared to last year. The current median sold price is 3% lower than in June.

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

Median Sale Price



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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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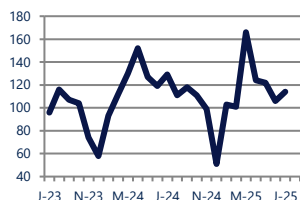
FOCUS ON: **CANTON, HIGHLANDTOWN, AND PATTERSON PARK HOUSING MARKET**

JULY 2025

Zip Code(s): 21224

New Listings

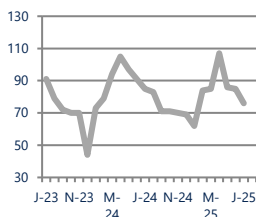
114



Down -12%
Vs. Year Ago

Current Contracts

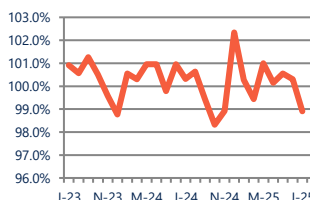
76



Down -11%
Vs. Year Ago

Sold Vs. List Price

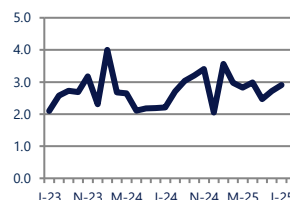
98.9%



Down -1.4%
Vs. Year Ago

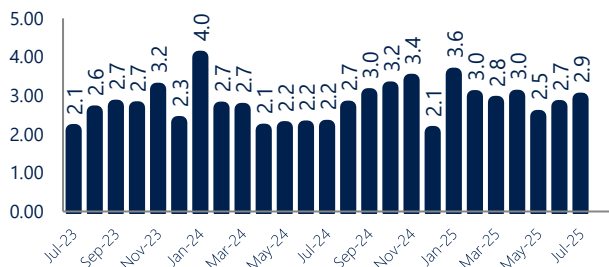
Months of Supply

2.9



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

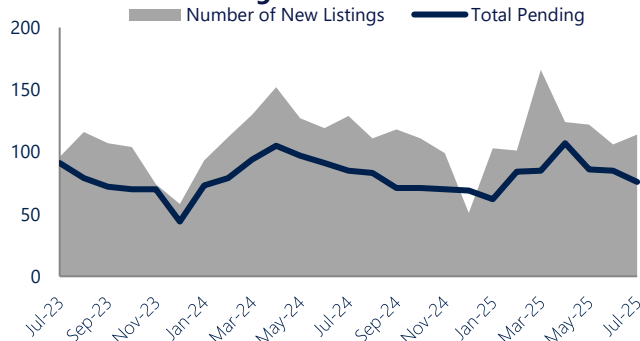
In July, there was 2.9 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 2.2 in July 2024. That is an increase of 31% versus a year ago.

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.

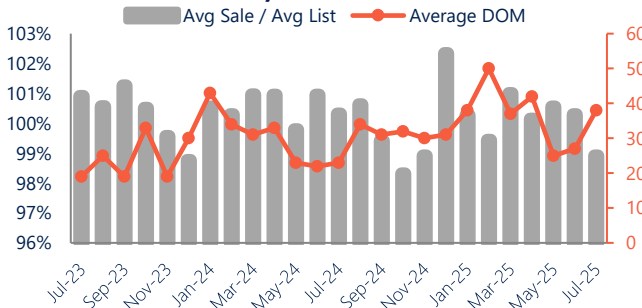
New Listings & Current Contracts

This month there were 114 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 129 in July 2024, a decrease of 12%. There were 76 current contracts pending sale this July compared to 85 a year ago. The number of current contracts is 11% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Canton, Highlandtown, and Patterson Park was 98.9% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 23, an increase of 65%.

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