

# THE LONG & FOSTER MARKET MINUTE™

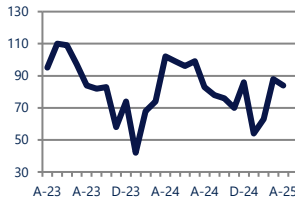
FOCUS ON: **CANTON, HIGHLANDTOWN, AND PATTERSON PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 21224

## Units Sold

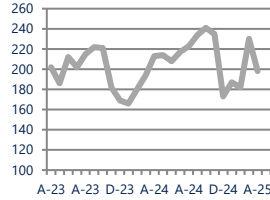
84



**Down -18%**  
Vs. Year Ago

## Active Inventory

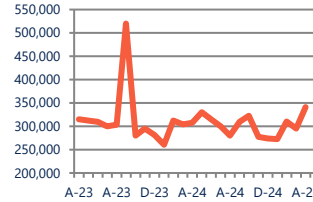
198



**Down -7%**  
Vs. Year Ago

## Median Sale Price

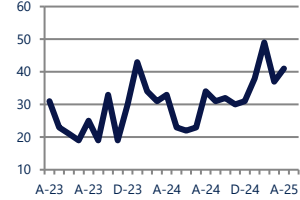
\$341,250



**Up 11%**  
Vs. Year Ago

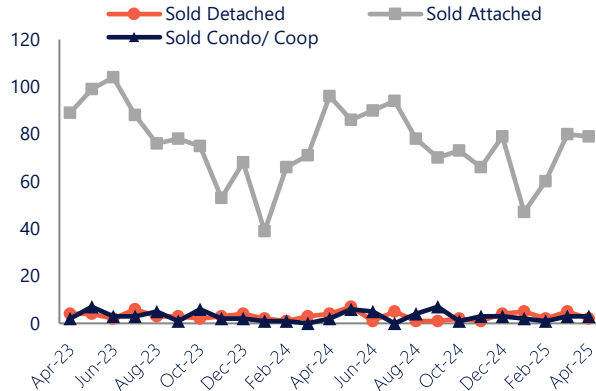
## Days On Market

41



**Up 24%**  
Vs. Year Ago

## Units Sold\*



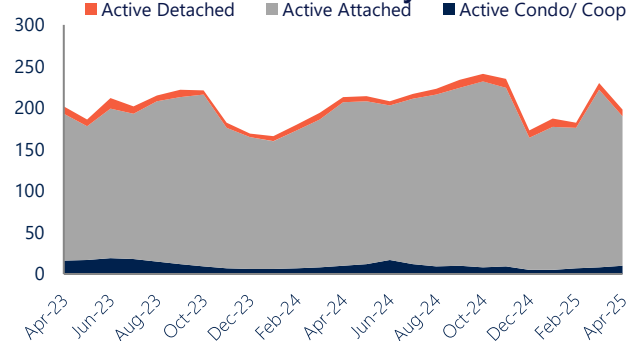
## Units Sold

There was a decrease in total units sold in April, with 84 sold this month in Canton, Highlandtown, and Patterson Park versus 88 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

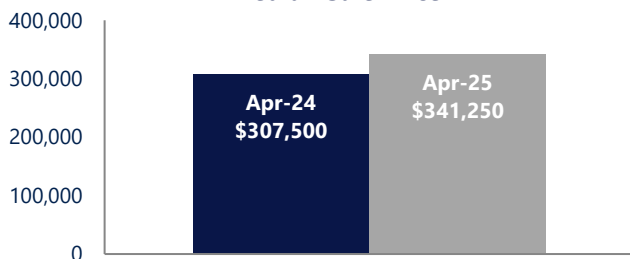
## Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 7%. The total number of active inventory this April was 198 compared to 213 in April 2024. This month's total of 198 is lower than the previous month's total supply of available inventory of 230, a decrease of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$307,500. This April, the median sale price was \$341,250, an increase of 11% or \$33,750 compared to last year. The current median sold price is 16% higher than in March.

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 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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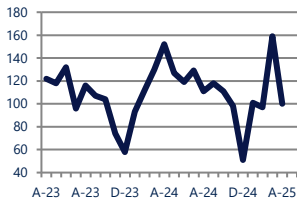
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APRIL 2025

Zip Code(s): 21224

### New Listings

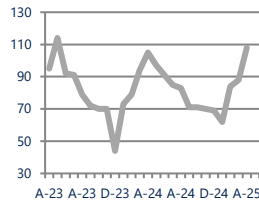
100



**Down -34%**  
Vs. Year Ago

### Current Contracts

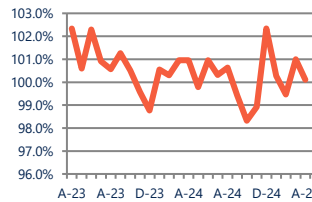
108



**Up 3%**  
Vs. Year Ago

### Sold Vs. List Price

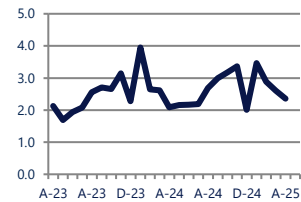
100.1%



**Down -0.8%**  
Vs. Year Ago

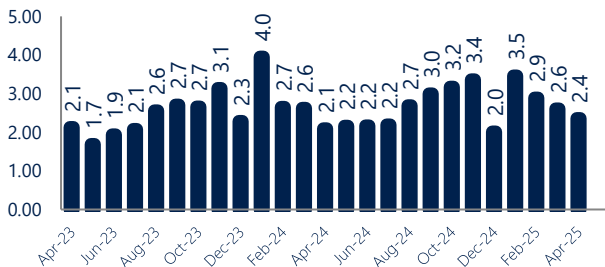
### Months of Supply

2.4



**Up 13%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

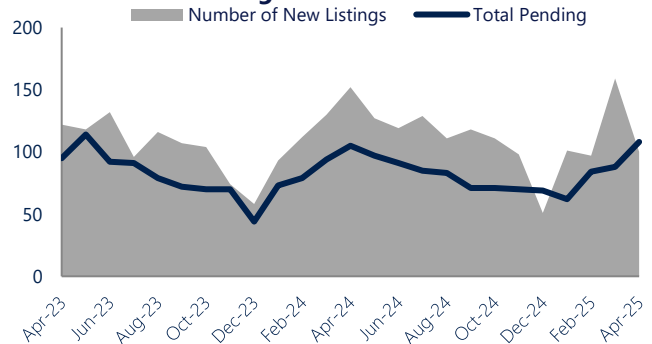
In April, there was 2.4 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 2.1 in April 2024. That is an increase of 13% versus a year ago.

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.

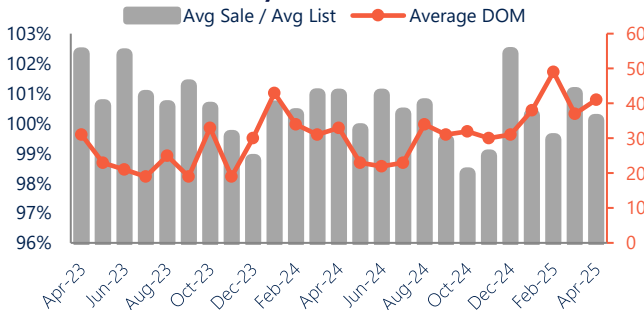
### New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 152 in April 2024, a decrease of 34%. There were 108 current contracts pending sale this April compared to 105 a year ago. The number of current contracts is 3% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Canton, Highlandtown, and Patterson Park was 100.1% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 33, an increase of 24%.

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