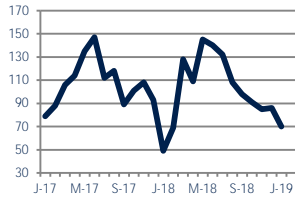


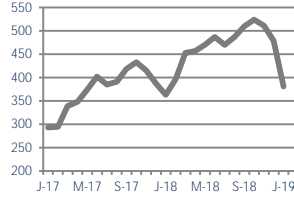
Zip Code(s): 21224

**Units Sold**  
70



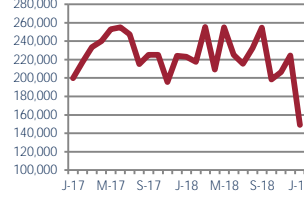
**Up**  
Vs. Year Ago

**Active Inventory**  
381



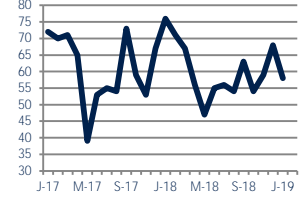
**Up 5%**  
Vs. Year Ago

**Median Sale Price**  
\$149,000



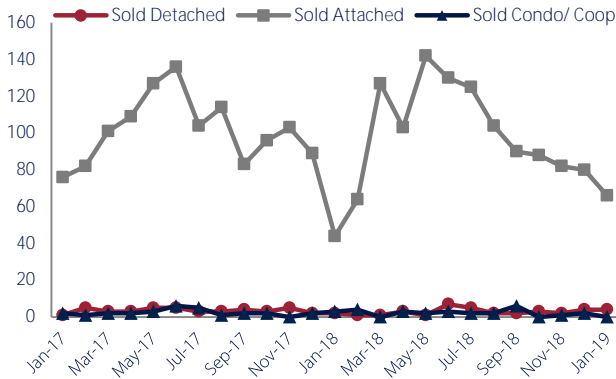
**Down -33%**  
Vs. Year Ago

**Days On Market**  
58



**Down -24%**  
Vs. Year Ago

### Units Sold\*



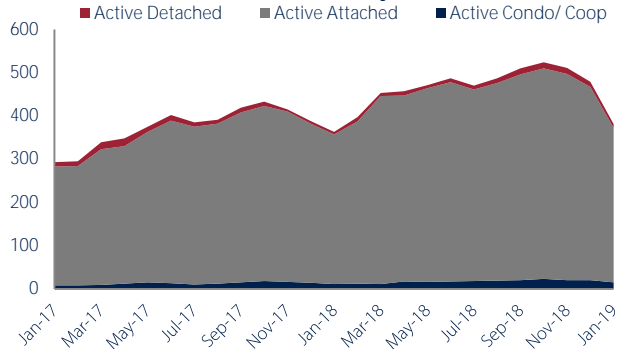
### Units Sold

There was a decrease in total units sold in January, with 70 sold this month in Canton, Highlandtown, and Patterson Park. This month's total units sold was higher than at this time last year.

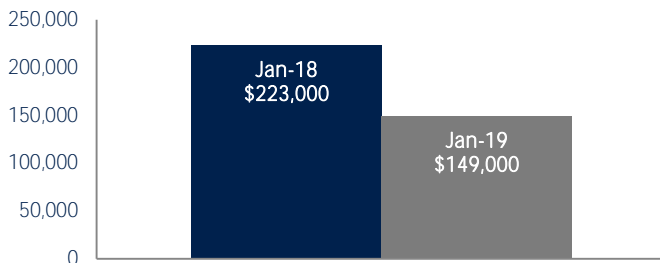
### Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 5%. The total number of active inventory this January was 381 compared to 363 in January 2018. This month's total of 381 is lower than the previous month's total supply of available inventory of 479, a decrease of 20%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$223,000. This January, the median sale price was \$149,000, a decrease of \$74,000 compared to last year. The current median sold price is lower than in December.

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.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





# The Long & Foster Market Minute™

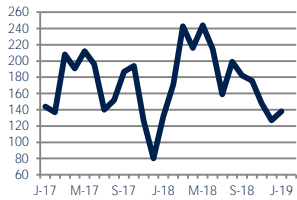
Focus On: Canton, Highlandtown, and Patterson Park Housing Market

January 2019

Zip Code(s): 21224

### New Listings

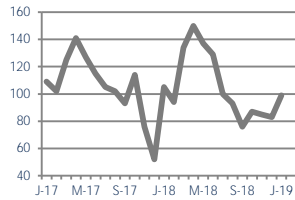
138



Up 5%  
Vs. Year Ago

### Current Contracts

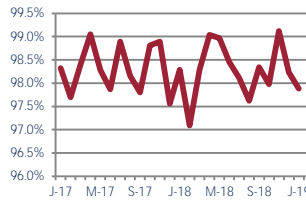
99



Down -6%  
Vs. Year Ago

### Sold Vs. List Price

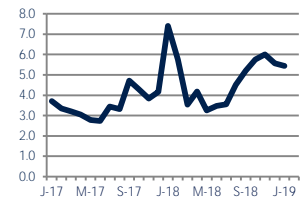
97.9%



No Change  
Vs. Year Ago

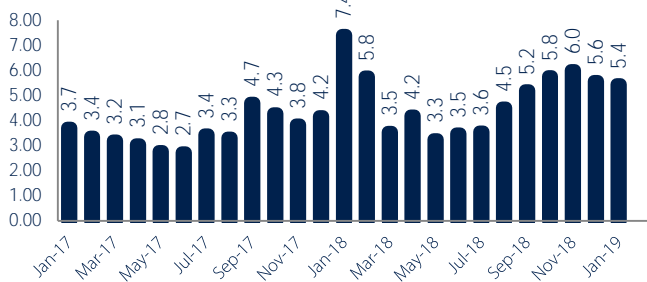
### Months of Supply

5.4



Down -27%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

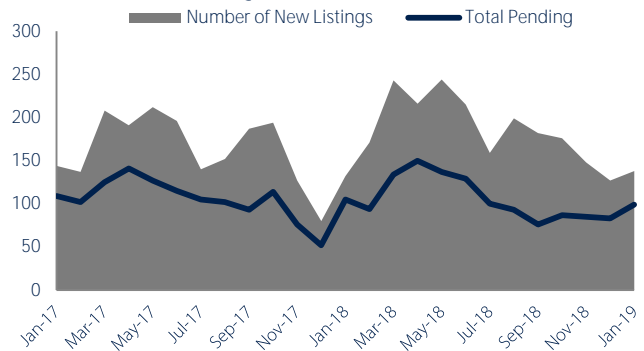
In January, there was 5.4 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 7.4 in January 2018. That is a decrease of 27% versus a year ago.

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.

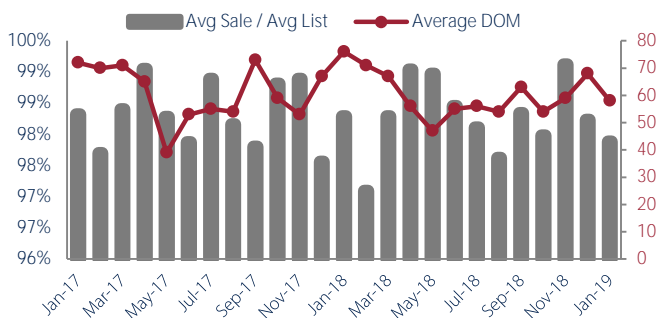
### New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 132 in January 2018, an increase of 5%. There were 99 current contracts pending sale this January compared to 105 a year ago. The number of current contracts is 6% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Canton, Highlandtown, and Patterson Park was 97.9% 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, lower than the average last year, which was 76, a decrease of 24%.



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