



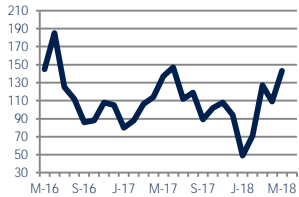
The Long & Foster Market Minute™

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

May 2018

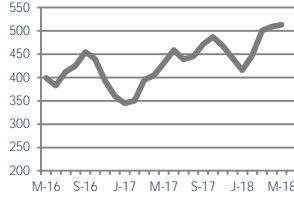
Zip Code(s): 21224

Units Sold
143



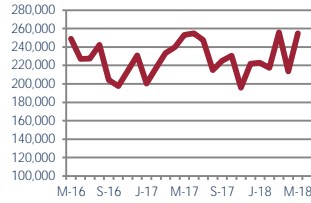
Up 4%
Vs. Year Ago

Active Inventory
513



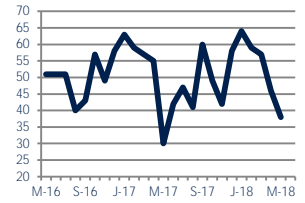
Up 19%
Vs. Year Ago

Median Sale Price
\$255,000



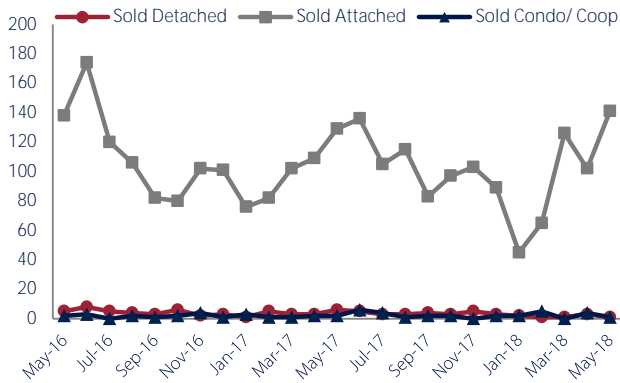
Up 1%
Vs. Year Ago

Days On Market
38



Up 27%
Vs. Year Ago

Units Sold*



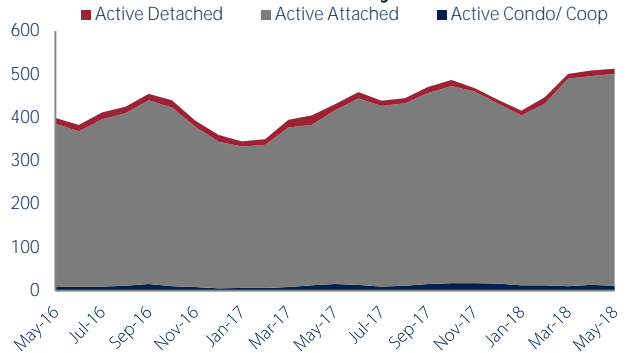
Units Sold

There was an increase in total units sold in May, with 143 sold this month in Canton, Highlandtown, and Patterson Park versus 109 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 4% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 82 units or 19%. The total number of active inventory this May was 513 compared to 431 in May 2017. This month's total of 513 is higher than the previous month's total supply of available inventory of 509, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$253,000. This May, the median sale price was \$255,000, an increase of 1% or \$2,000 compared to last year. The current median sold price is 19% higher than in April.

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

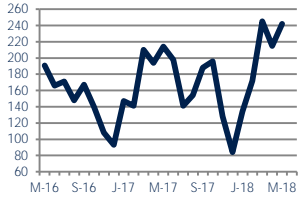




Zip Code(s): 21224

New Listings

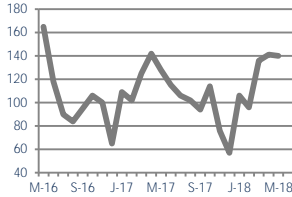
242



Up 13%
Vs. Year Ago

Current Contracts

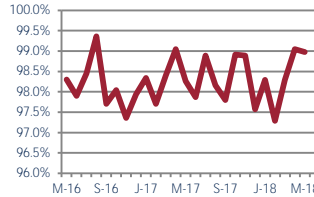
140



Up 9%
Vs. Year Ago

Sold Vs. List Price

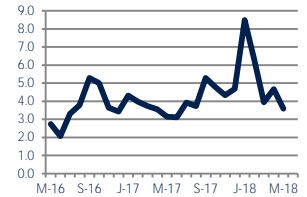
99.0%



Up 0.7%
Vs. Year Ago

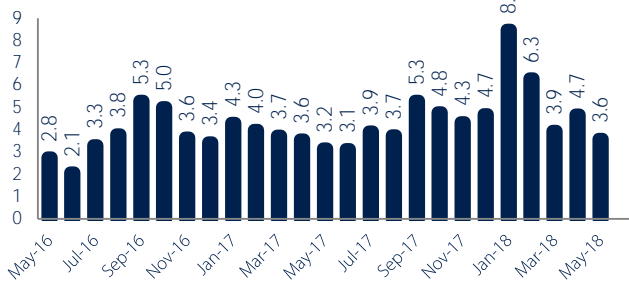
Months of Supply

3.6



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

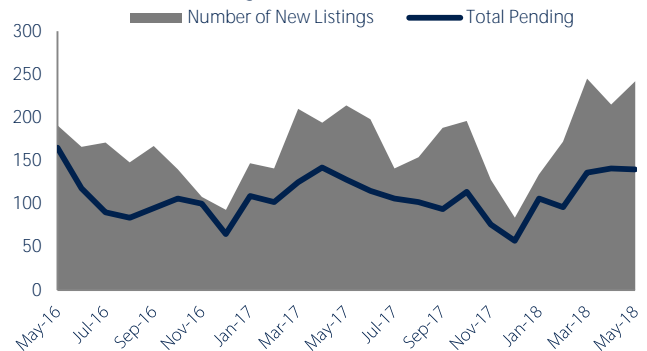
In May, there was 3.6 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 3.1 in May 2017. That is an increase of 14% versus a year ago.

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.

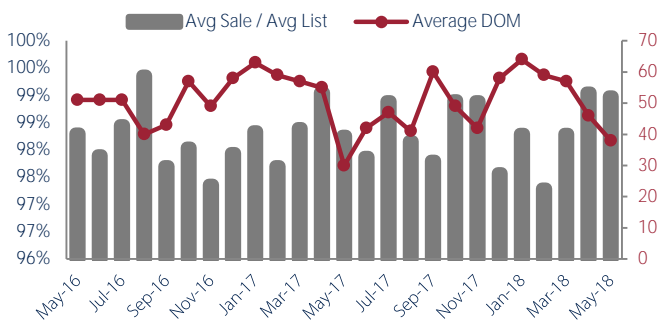
New Listings & Current Contracts

This month there were 242 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 214 in May 2017, an increase of 13%. There were 140 current contracts pending sale this May compared to 128 a year ago. The number of current contracts is 9% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Canton, Highlandtown, and Patterson Park was 99.0% of the average list price, which is 0.7% higher 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 30, an increase of 27%.



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