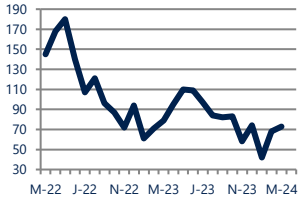




Zip Code(s): 21224

Units Sold

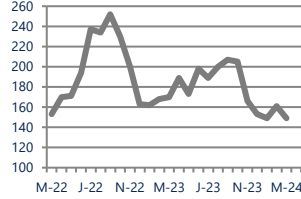
73



Down -8%
Vs. Year Ago

Active Inventory

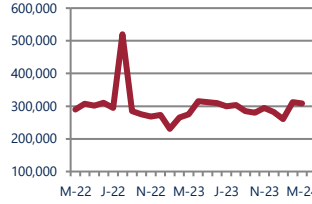
149



Down -12%
Vs. Year Ago

Median Sale Price

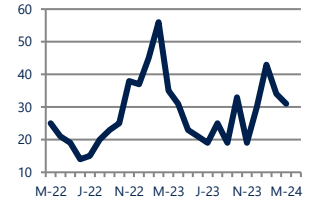
\$308,000



Up 12%
Vs. Year Ago

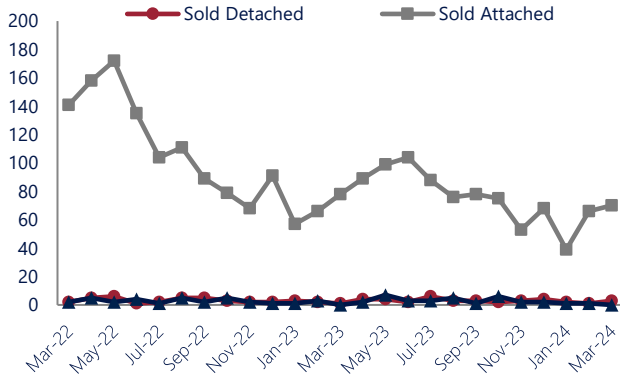
Days On Market

31



Down -11%
Vs. Year Ago

Units Sold*



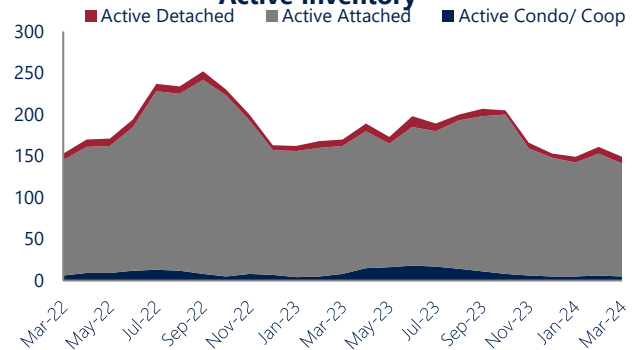
Units Sold

There was an increase in total units sold in March, with 73 sold this month in Canton, Highlandtown, and Patterson Park versus 68 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 8% versus March 2023.

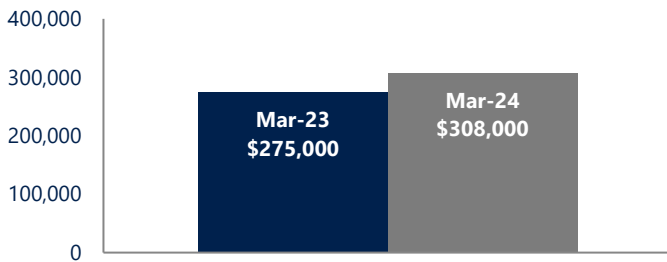
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 12%. The total number of active inventory this March was 149 compared to 170 in March 2023. This month's total of 149 is lower than the previous month's total supply of available inventory of 161, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$275,000. This March, the median sale price was \$308,000, an increase of 12% or \$33,000 compared to last year. The current median sold price is 1% lower than in February.

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.

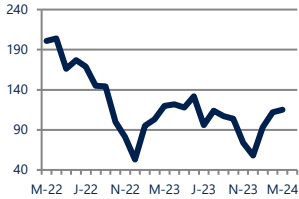
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 21224

New Listings

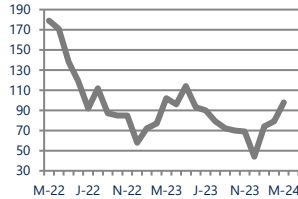
115



Down -4%
Vs. Year Ago

Current Contracts

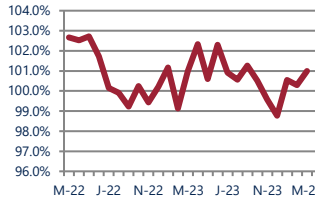
98



Down -4%
Vs. Year Ago

Sold Vs. List Price

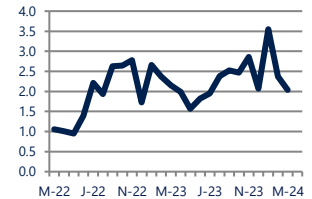
101.0%



No Change
Vs. Year Ago

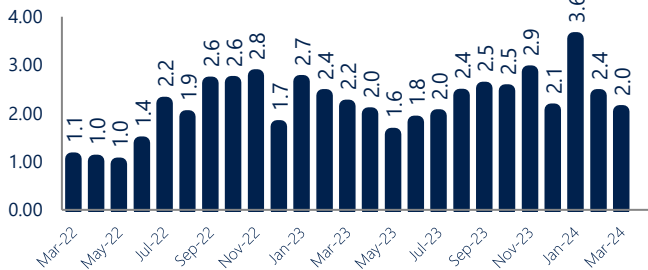
Months of Supply

2.0



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

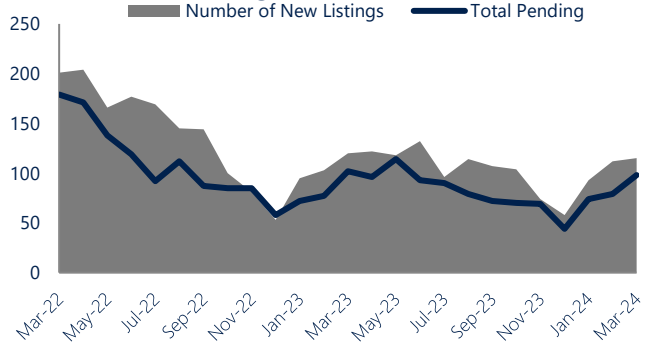
In March, there was 2.0 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 2.2 in March 2023. That is a decrease of 5% versus a year ago.

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.

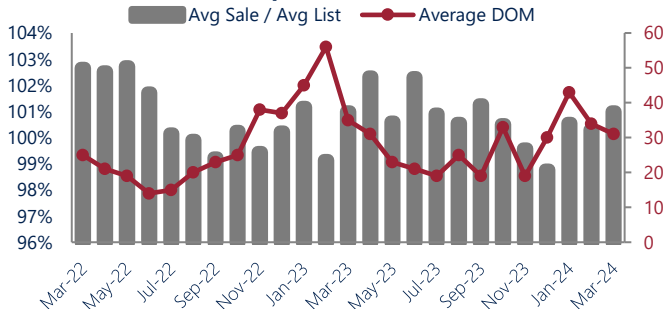
New Listings & Current Contracts

This month there were 115 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 120 in March 2023, a decrease of 4%. There were 98 current contracts pending sale this March compared to 102 a year ago. The number of current contracts is 4% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Canton, Highlandtown, and Patterson Park was 101.0% 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 31, lower than the average last year, which was 35, a decrease of 11%.

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