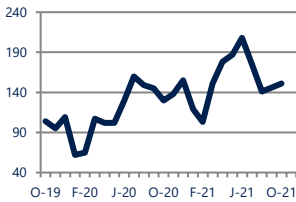




Zip Code(s): 21224

Units Sold

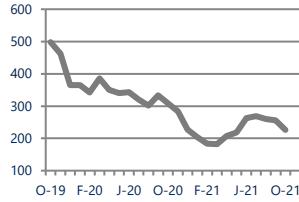
151



Up 16%
Vs. Year Ago

Active Inventory

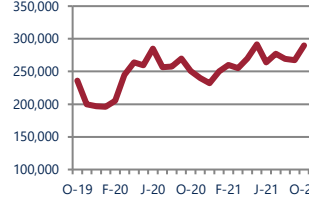
226



Down -27%
Vs. Year Ago

Median Sale Price

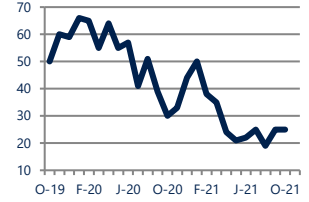
\$289,900



Up 16%
Vs. Year Ago

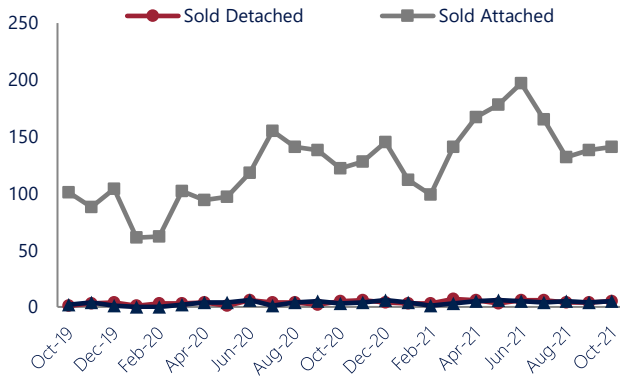
Days On Market

25



Down -17%
Vs. Year Ago

Units Sold*



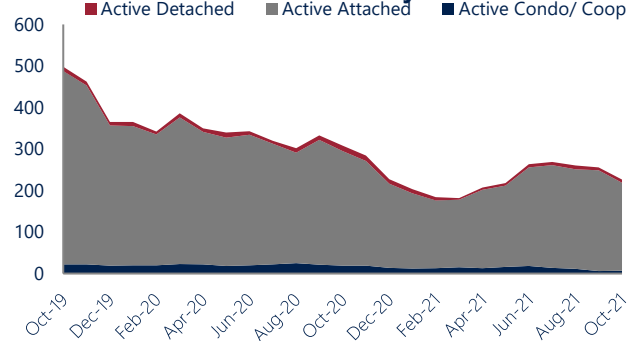
Units Sold

There was an increase in total units sold in October, with 151 sold this month in Canton, Highlandtown, and Patterson Park versus 146 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 16% versus October 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 27%. The total number of active inventory this October was 226 compared to 308 in October 2020. This month's total of 226 is lower than the previous month's total supply of available inventory of 256, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$250,500. This October, the median sale price was \$289,900, an increase of 16% or \$39,400 compared to last year. The current median sold price is 8% higher than in September.

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.

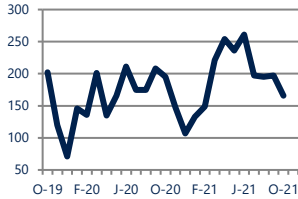




Zip Code(s): 21224

New Listings

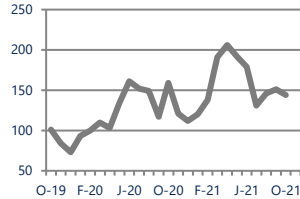
166



Down -15%
Vs. Year Ago

Current Contracts

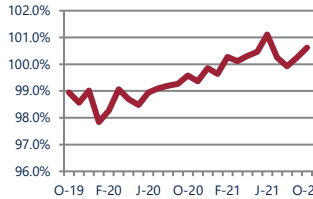
144



Down -9%
Vs. Year Ago

Sold Vs. List Price

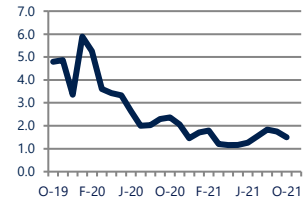
100.6%



Up 1%
Vs. Year Ago

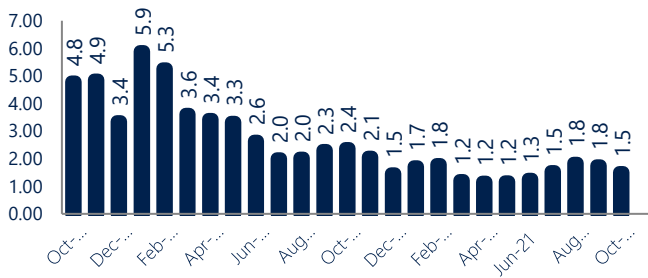
Months of Supply

1.5



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

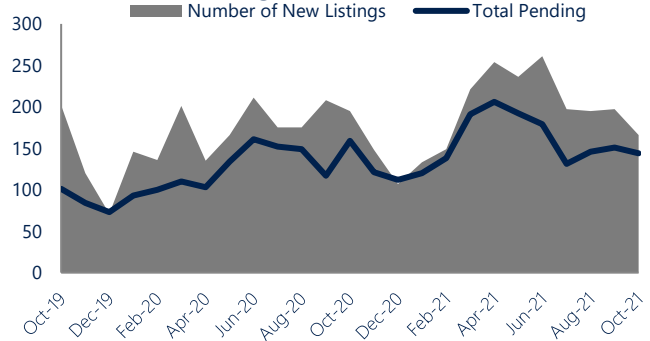
In October, there was 1.5 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 2.4 in October 2020. That is a decrease of 37% versus a year ago.

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.

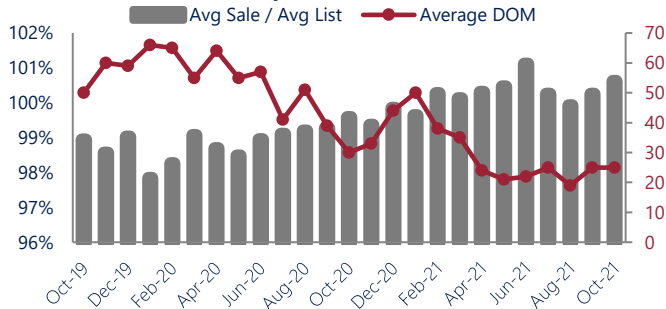
New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 195 in October 2020, a decrease of 15%. There were 144 current contracts pending sale this October compared to 159 a year ago. The number of current contracts is 9% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Canton, Highlandtown, and Patterson Park was 100.6% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 30, a decrease of 17%.



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.

