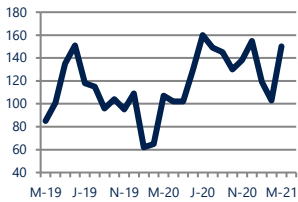




Zip Code(s): 21224

### Units Sold

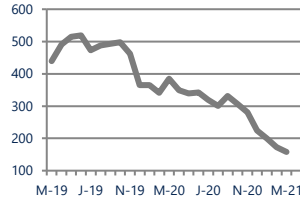
150



Up  
Vs. Year Ago

### Active Inventory

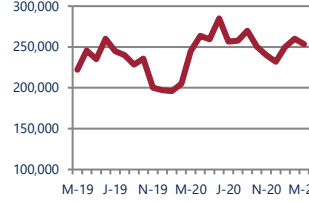
158



Down -59%  
Vs. Year Ago

### Median Sale Price

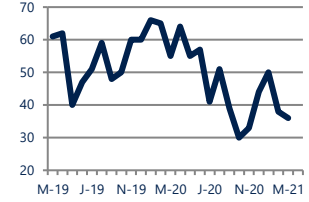
\$253,500



Up 3%  
Vs. Year Ago

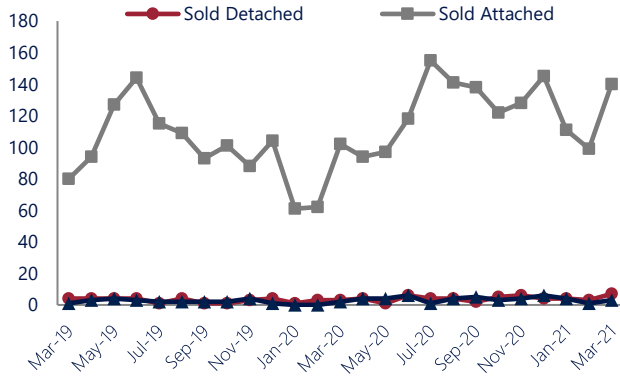
### Days On Market

36



Down -35%  
Vs. Year Ago

### Units Sold\*



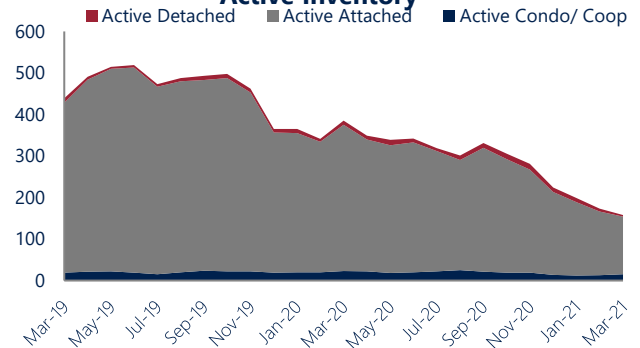
### Units Sold

There was an increase in total units sold in March, with 150 sold this month in Canton, Highlandtown, and Patterson Park. This month's total units sold was higher than at this time last year.

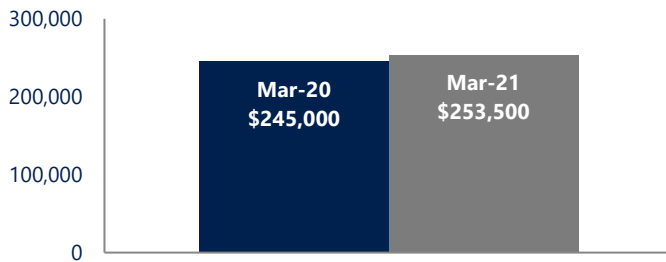
### Active Inventory

Versus last year, the total number of homes available this month is lower by 227 units or 59%. The total number of active inventory this March was 158 compared to 385 in March 2020. This month's total of 158 is lower than the previous month's total supply of available inventory of 173, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$245,000. This March, the median sale price was \$253,500, an increase of 3% or \$8,500 compared to last year. The current median sold price is 3% 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.

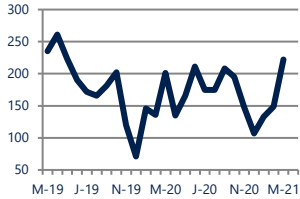




Zip Code(s): 21224

### New Listings

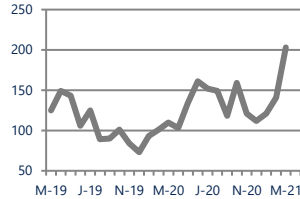
222



**Up 10%**  
Vs. Year Ago

### Current Contracts

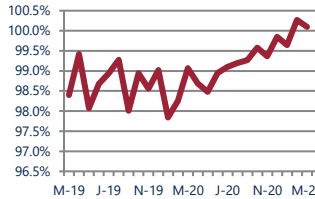
203



**Up 85%**  
Vs. Year Ago

### Sold Vs. List Price

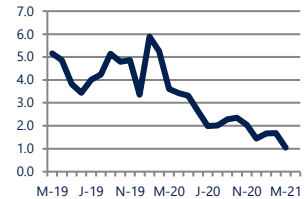
100.1%



**Up 1%**  
Vs. Year Ago

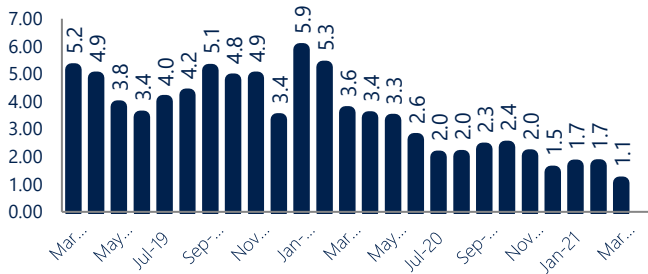
### Months of Supply

1.1



**Down -71%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

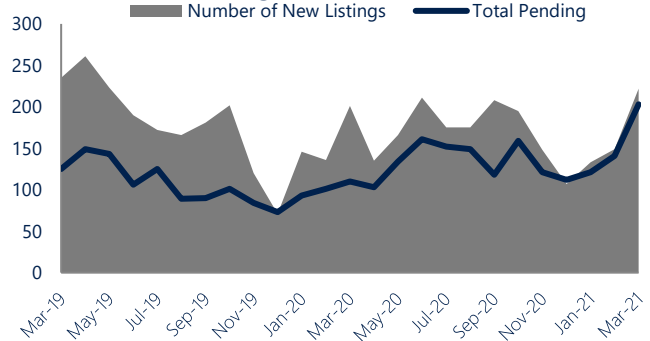
In March, there was 1.1 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 3.6 in March 2020. That is a decrease of 71% versus a year ago.

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.

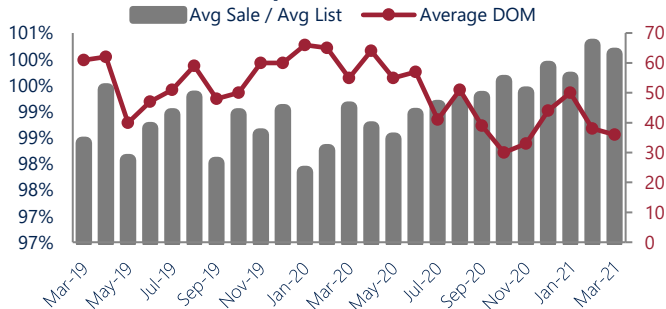
### New Listings & Current Contracts

This month there were 222 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 201 in March 2020, an increase of 10%. There were 203 current contracts pending sale this March compared to 110 a year ago. The number of current contracts is 85% higher 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 100.1% 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 36, lower than the average last year, which was 55, a decrease of 35%.



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