



THE LONG & FOSTER® MARKETMINUTE



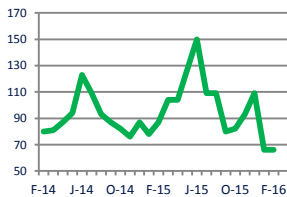
Focus On: Canton, Highlandtown, and Patterson Park Housing Market

February 2016

Zip Code(s): 21224

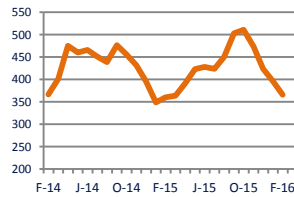
Units Sold

66



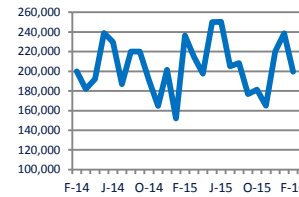
Active Inventory

366



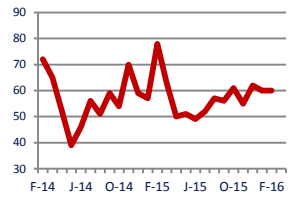
Median Sale Price

\$199,450



Days On Market

60

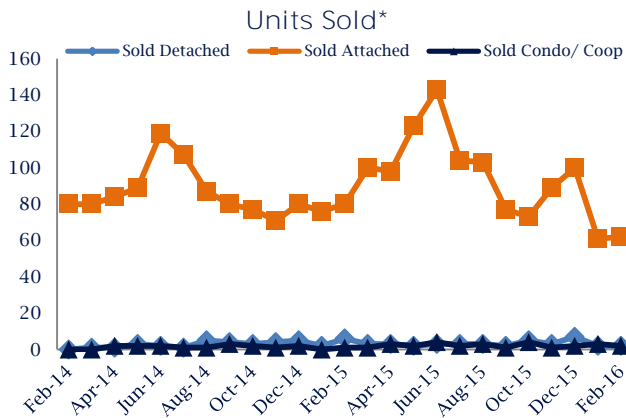


Down -24%
Vs. Year Ago

Up 2%
Vs. Year Ago

Down -16%
Vs. Year Ago

Down -23%
Vs. Year Ago

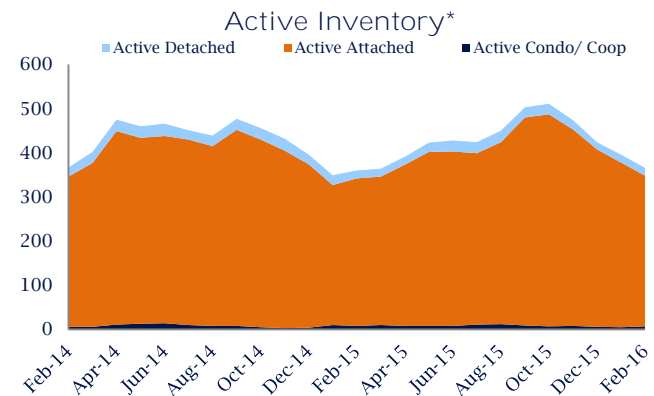


Units Sold

The number of units sold remained stable in February, with 66 sold this month in Canton, Highlandtown, and Patterson Park. This month's total units sold was lower than at this time last year, a decrease of 24% versus February 2015.

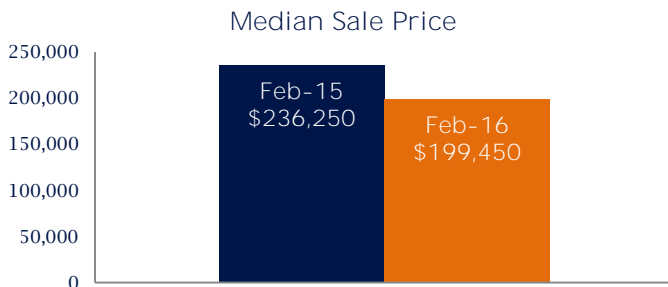
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 2%. The total number of active inventory this February was 366 compared to 360 in February 2015. This month's total of 366 is lower than the previous month's total supply of available inventory of 396, a decrease of 8%.



Median Sale Price

Last February, the median sale price for Canton, Highlandtown, and Patterson Park Homes was \$236,250. This February, the median sale price was \$199,450, a decrease of 16% or \$36,800 compared to last year. The current median sold price is 16% lower than in January.



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.



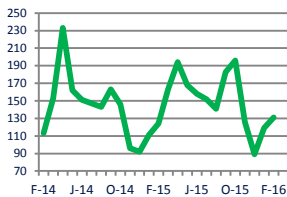


Focus On: Canton, Highlandtown, and Patterson Park Housing Market
Zip Code(s): 21224

February 2016

New Listings

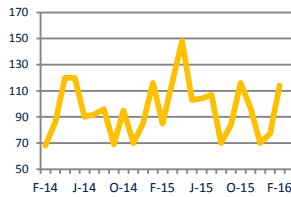
131



Up 6%
Vs. Year Ago

Current Contracts

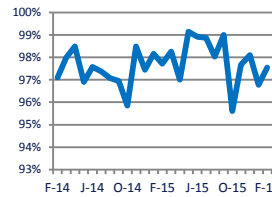
114



Up 34%
Vs. Year Ago

Sold Vs. List Price

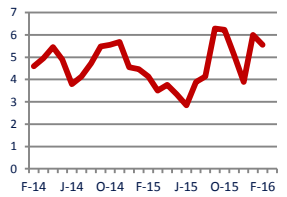
97.6%



No Change
Vs. Year Ago

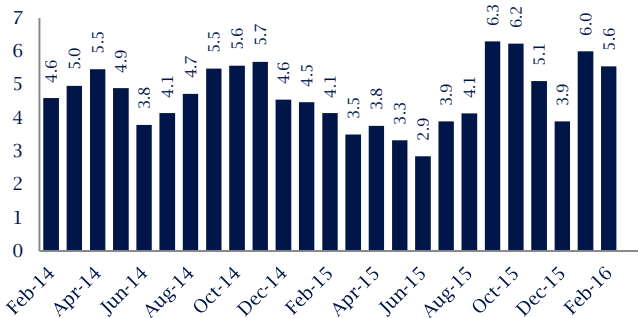
Months of Supply

5.6



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

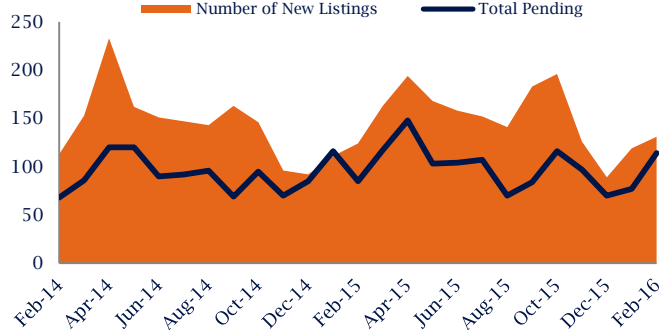
In February, there was 5.5 months of supply available in Canton, Highlandtown, and Patterson Park, compared to 4.1 in February 2015. That is an increase of 34% versus a year ago.

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.

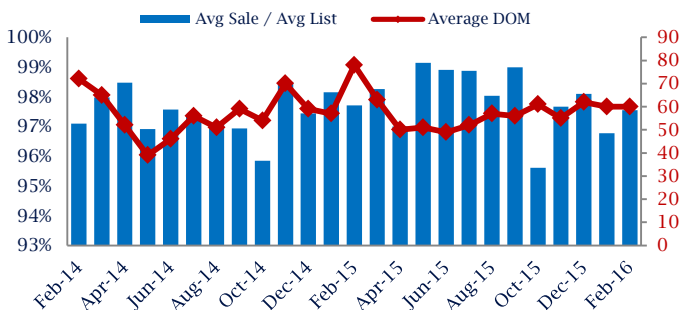
New Listings & Current Contracts

This month there were 131 homes newly listed for sale in Canton, Highlandtown, and Patterson Park compared to 124 in February 2015, an increase of 6%. There were 114 current contracts pending sale this February compared to 85 a year ago. The number of current contracts is 34% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Canton, Highlandtown, and Patterson Park was 97.6% 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 60, lower than the average last year, which was 78, a decrease of 23%.

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.

