

August 2018

21204, Towson, MD

Sold Summary

	Aug 2018	Aug 2017	% Change
Sold Dollar Volume	\$12,911,950	\$12,390,800	4.21%
Avg Sold Price	\$614,855	\$495,632	24.05%
Median Sold Price	\$490,000	\$407,500	20.25%
Units Sold	21	25	-16.00%
Avg Days on Market	73	62	17.74%
Avg List Price for Solds	\$638,833	\$515,963	23.81%
Avg SP to OLP Ratio	94.0%	94.6%	-0.61%
Ratio of Avg SP to Avg OLP	94.2%	92.6%	1.67%
Attached Avg Sold Price	\$211,850	\$242,063	-12.48%
Detached Avg Sold Price	\$709,679	\$614,959	15.40%
Attached Units Sold	4	8	-50.00%
Detached Units Sold	17	17	0.00%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2018	Aug 2017	% Change
Active Listings	44	64	-31.25%
New Listings	26	28	-7.14%
New Under Contracts	13	12	8.33%
New Contingents	6	7	-14.29%
New Pendings	19	19	0.00%
All Pendings	26	20	30.00%

Financing (Sold)

Assumption	0
Cash	5
Conventional	15
FHA	0
Other	0
Owner	1
VA	0

Days on Market (Sold)

0	0
1 to 10	6
11 to 20	1
21 to 30	3
31 to 60	5
61 to 90	2
91 to 120	0
121 to 180	2
181 to 360	1
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	1	0	0	1
\$100K to \$149,999	0	0	0	0	0	0	1	0	1	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	1	0	0	0	1	0	4	0
\$300K to \$399,999	0	0	0	0	1	1	0	5	0	0
\$400K to \$499,999	0	0	2	0	3	0	0	10	2	0
\$500K to \$599,999	0	0	1	0	0	0	0	7	0	0
\$600K to \$799,999	0	0	0	0	6	0	0	3	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	0	13	1	3	34	8	2
Avg Sold Price	\$0	\$0	\$426,200	\$0	\$796,904	\$385,000	\$154,133			
Prev Year - Avg Sold Price	\$0	\$0	\$337,917	\$0	\$766,073	\$285,000	\$227,750			
Avg Sold % Change	0.00%	0.00%	26.13%	0.00%	4.02%	35.09%	-32.32%			
Prev Year - # of Solds	0	0	6	0	11	2	6			

Active Detail