

August 2020

21204, Towson, MD

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$10,409,175	\$13,197,700	-21.13%
Avg Sold Price	\$485,575	\$455,093	6.70%
Median Sold Price	\$525,000	\$403,000	30.27%
Units Sold	22	29	-24.14%
Avg Days on Market	30	47	-36.17%
Avg List Price for Solds	\$495,675	\$474,372	4.49%
Avg SP to OLP Ratio	96.9%	94.5%	2.51%
Ratio of Avg SP to Avg OLP	96.4%	91.9%	4.91%
Attached Avg Sold Price	\$176,428	\$232,600	-24.15%
Detached Avg Sold Price	\$640,149	\$501,446	27.66%
Attached Units Sold	8	5	60.00%
Detached Units Sold	14	24	-41.67%

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 2020	Aug 2019	% Change
Active Listings	28	56	-50.00%
New Listings	27	18	50.00%
New Under Contracts	0	8	0%
New Contingents	0	4	0%
New Pendings	22	12	83.33%
All Pendings	30	18	66.67%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	3
21 to 30	1
31 to 60	3
61 to 90	3
91 to 120	1
121 to 180	0
181 to 360	2
361 to 720	0
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	0	0	0	0
\$100K to \$149,999	0	1	0	0	0	0	2	0	1	3
\$150K to \$199,999	0	0	0	1	0	0	1	0	0	1
\$200K to \$299,999	0	0	0	1	0	1	1	1	2	1
\$300K to \$399,999	0	0	1	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	1	0	1	0	0	1	0	0
\$500K to \$599,999	0	0	2	0	3	0	0	3	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	3	0	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	8	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	1	4	2	10	1	4	20	3	5
Avg Sold Price	\$0	\$140,000	\$468,623	\$192,500	\$708,760	\$235,000	\$158,333			
Prev Year - Avg Sold Price	\$263,333	\$0	\$413,933	\$335,000	\$697,500	\$0	\$164,333			
Avg Sold % Change	0.00%	0.00%	13.21%	-42.54%	1.61%	0.00%	-3.65%			
Prev Year - # of Solds	3	0	12	2	9	0	3			

Active Detail