

February 2018

21204, Towson, MD

Sold Summary

| | Feb 2018 | Feb 2017 | % Change |
|----------------------------|-------------|-------------|----------|
| Sold Dollar Volume | \$2,992,322 | \$3,598,833 | -16.85% |
| Avg Sold Price | \$332,480 | \$327,167 | 1.62% |
| Median Sold Price | \$337,000 | \$358,000 | -5.87% |
| Units Sold | 9 | 11 | -18.18% |
| Avg Days on Market | 68 | 145 | -53.10% |
| Avg List Price for Solds | \$340,344 | \$343,336 | -0.87% |
| Avg SP to OLP Ratio | 95.5% | 90.4% | 5.68% |
| Ratio of Avg SP to Avg OLP | 95.8% | 93.2% | 2.83% |
| Attached Avg Sold Price | \$301,456 | \$182,333 | 65.33% |
| Detached Avg Sold Price | \$357,300 | \$409,929 | -12.84% |
| Attached Units Sold | 4 | 4 | 0.00% |
| Detached Units Sold | 5 | 7 | -28.57% |

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

| | Feb 2018 | Feb 2017 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 41 | 41 | 0.00% |
| New Listings | 13 | 15 | -13.33% |
| New Under Contracts | 8 | 8 | 0.00% |
| New Contingents | 3 | 1 | 200.00% |
| New Pendings | 11 | 9 | 22.22% |
| All Pendings | 19 | 13 | 46.15% |

Financing (Sold)

| | |
|--------------|---|
| Assumption | 0 |
| Cash | 3 |
| Conventional | 4 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 2 |
| 1 to 10 | 2 |
| 11 to 20 | 0 |
| 21 to 30 | 0 |
| 31 to 60 | 1 |
| 61 to 90 | 2 |
| 91 to 120 | 0 |
| 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 | 3 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 5 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$200K to \$299,999 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 1 | 2 | 3 |
| \$300K to \$399,999 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 4 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 4 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 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 |
| Total | 0 | 0 | 4 | 0 | 1 | 2 | 2 | 26 | 2 | 13 |
| Avg Sold Price | \$0 | \$0 | \$304,250 | \$0 | \$569,500 | \$442,911 | \$160,000 | | | |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$343,167 | \$0 | \$460,000 | \$0 | \$182,333 | | | |
| Avg Sold % Change | 0.00% | 0.00% | -11.34% | 0.00% | 23.80% | 0.00% | -12.25% | | | |
| Prev Year - # of Solds | 0 | 0 | 3 | 0 | 4 | 0 | 4 | | | |

Active Detail