

February 2021

21204, Towson, MD

Sold Summary

	Feb 2021	Feb 2020	% Change
Sold Dollar Volume	\$8,337,040	\$6,532,900	27.62%
Avg Sold Price	\$515,625	\$571,363	-9.76%
Median Sold Price	\$426,750	\$523,000	-18.40%
Units Sold	16	11	45.45%
Avg Days on Market	41	64	-35.94%
Avg List Price for Solds	\$521,065	\$593,900	-12.26%
Avg SP to OLP Ratio	98.8%	94.6%	4.36%
Ratio of Avg SP to Avg OLP	96.5%	91.6%	5.43%
Attached Avg Sold Price	\$184,937	\$155,666	18.80%
Detached Avg Sold Price	\$625,854	\$727,250	-13.94%
Attached Units Sold	4	3	33.33%
Detached Units Sold	12	8	50.00%

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

	Feb 2021	Feb 2020	% Change
Active Listings	12	35	-65.71%
New Listings	10	23	-56.52%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	14	21	-33.33%
All Pendings	19	24	-20.83%

Financing (Sold)

Assumption	0
Cash	3
Conventional	12
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	8
11 to 20	2
21 to 30	1
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	2
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	0	0	1	0
\$100K to \$149,999	0	0	0	0	0	0	2	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	1	1
\$200K to \$299,999	0	0	0	2	0	0	0	0	0	0
\$300K to \$399,999	0	0	2	0	1	0	0	0	0	0
\$400K to \$499,999	0	0	2	0	2	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	2	8	0	2	9	2	1
Avg Sold Price	\$0	\$0	\$406,000	\$243,375	\$735,781	\$0	\$126,500			
Prev Year - Avg Sold Price	\$0	\$0	\$506,500	\$224,000	\$800,833	\$0	\$121,500			
Avg Sold % Change	0.00%	0.00%	-19.84%	8.65%	-8.12%	0.00%	4.12%			
Prev Year - # of Solds	0	0	2	1	6	0	2			

Active Detail