

July 2018

21204, Towson, MD

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$12,926,495	\$9,996,000	29.32%
Avg Sold Price	\$478,759	\$476,000	0.58%
Median Sold Price	\$505,000	\$424,000	19.10%
Units Sold	27	21	28.57%
Avg Days on Market	36	44	-18.18%
Avg List Price for Solds	\$483,840	\$488,995	-1.05%
Avg SP to OLP Ratio	97.8%	95.0%	2.90%
Ratio of Avg SP to Avg OLP	98.0%	95.0%	3.13%
Attached Avg Sold Price	\$208,000	\$228,375	-8.92%
Detached Avg Sold Price	\$573,525	\$534,265	7.35%
Attached Units Sold	7	4	75.00%
Detached Units Sold	20	17	17.65%

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

	Jul 2018	Jul 2017	% Change
Active Listings	42	63	-33.33%
New Listings	21	31	-32.26%
New Under Contracts	14	10	40.00%
New Contingents	8	7	14.29%
New Pendings	22	17	29.41%
All Pendings	31	27	14.81%

Financing (Sold)

Assumption	0
Cash	6
Conventional	17
FHA	0
Other	4
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	14
11 to 20	1
21 to 30	3
31 to 60	2
61 to 90	2
91 to 120	2
121 to 180	2
181 to 360	0
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	1	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	2	0	0	1
\$150K to \$199,999	1	0	0	0	0	0	2	0	0	0
\$200K to \$299,999	0	0	0	1	0	0	0	0	1	2
\$300K to \$399,999	0	0	3	0	1	0	0	5	1	0
\$400K to \$499,999	0	0	2	0	0	0	0	8	2	0
\$500K to \$599,999	0	0	3	0	1	1	0	9	0	0
\$600K to \$799,999	0	0	0	0	7	0	0	3	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	1	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
<b>Total</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>1</b>	<b>11</b>	<b>1</b>	<b>5</b>	<b>33</b>	<b>4</b>	<b>5</b>
Avg Sold Price	\$180,000	\$0	\$449,438	\$240,000	\$699,545	\$517,500	\$139,700			
Prev Year - Avg Sold Price	\$0	\$0	\$486,500	\$236,000	\$588,000	\$235,000	\$221,250			
Avg Sold % Change	0.00%	0.00%	-7.62%	1.69%	18.97%	120.21%	-36.86%			
Prev Year - # of Solds	0	0	9	1	8	1	2			

Active Detail