

July 2019

21204, Towson, MD

Cummings & Co. Realtors

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Sold Summary

	Jul 2019	Jul 2018	% Change
Sold Dollar Volume	\$9,679,580	\$12,926,495	-25.12%
Avg Sold Price	\$509,452	\$478,759	6.41%
Median Sold Price	\$480,000	\$505,000	-4.95%
Units Sold	19	27	-29.63%
Avg Days on Market	34	49	-30.61%
Avg List Price for Solds	\$532,442	\$483,840	10.05%
Avg SP to OLP Ratio	96.2%	97.8%	-1.62%
Ratio of Avg SP to Avg OLP	92.2%	98.0%	-5.89%
Attached Avg Sold Price	\$368,343	\$208,000	77.09%
Detached Avg Sold Price	\$591,765	\$573,525	3.18%
Attached Units Sold	7	7	0.00%
Detached Units Sold	12	20	-40.00%

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

	Jul 2019	Jul 2018	% Change
Active Listings	56	42	33.33%
New Listings	23	21	9.52%
New Under Contracts	17	14	21.43%
New Pendings	24	22	9.09%
All Pendings	34	31	9.68%

Financing (Sold)

Assumption	0
Cash	4
Conventional	13
FHA	2
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	1
21 to 30	1
31 to 60	7
61 to 90	2
91 to 120	0
121 to 180	1
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	0	0	0	1
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	4
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	1
\$200K to \$299,999	0	0	0	2	0	0	1	2	1	0
\$300K to \$399,999	0	0	2	0	0	0	0	11	1	0
\$400K to \$499,999	0	0	3	0	3	1	0	8	1	0
\$500K to \$599,999	0	0	0	0	1	0	1	5	0	0
\$600K to \$799,999	0	0	0	0	1	0	1	9	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	11	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	6	2	6	1	4	47	3	6
Avg Sold Price	\$0	\$0	\$506,680	\$258,950	\$676,850	\$480,000	\$395,125			
Prev Year - Avg Sold Price	\$180,000	\$0	\$449,438	\$240,000	\$699,545	\$517,500	\$139,700			
Avg Sold % Change	0.00%	0.00%	12.74%	7.90%	-3.24%	-7.25%	182.84%			
Prev Year - # of Solds	1	0	8	1	11	1	5			

Active Detail