

June 2018

21204, Towson, MD

Sold Summary

	Jun 2018	Jun 2017	% Change
Sold Dollar Volume	\$11,105,695	\$21,724,841	-48.88%
Avg Sold Price	\$396,632	\$529,874	-25.15%
Median Sold Price	\$383,500	\$418,000	-8.25%
Units Sold	28	41	-31.71%
Avg Days on Market	78	35	122.86%
Avg List Price for Solds	\$404,886	\$540,752	-25.13%
Avg SP to OLP Ratio	95.4%	95.0%	0.40%
Ratio of Avg SP to Avg OLP	95.7%	96.3%	-0.54%
Attached Avg Sold Price	\$205,158	\$211,167	-2.85%
Detached Avg Sold Price	\$540,237	\$661,753	-18.36%
Attached Units Sold	12	12	0.00%
Detached Units Sold	16	29	-44.83%

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

	Jun 2018	Jun 2017	% Change
Active Listings	49	60	-18.33%
New Listings	32	29	10.34%
New Under Contracts	23	17	35.29%
New Contingents	4	12	-66.67%
New Pendings	27	29	-6.90%
All Pendings	37	33	12.12%

Financing (Sold)

Assumption	0
Cash	10
Conventional	14
FHA	3
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	16
11 to 20	0
21 to 30	1
31 to 60	5
61 to 90	2
91 to 120	0
121 to 180	0
181 to 360	1
361 to 720	1
721+	1

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	2
\$100K to \$149,999	0	0	0	0	0	0	2	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	0
\$200K to \$299,999	0	0	0	4	1	1	2	0	0	1
\$300K to \$399,999	0	0	1	0	0	0	0	5	1	0
\$400K to \$499,999	0	0	2	0	2	0	0	8	0	0
\$500K to \$599,999	0	0	2	0	3	0	0	12	0	0
\$600K to \$799,999	0	0	1	0	3	0	0	7	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	0	0	0	10	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
<b>Total</b>	0	0	6	4	10	1	7	44	1	4
Avg Sold Price	\$0	\$0	\$487,250	\$248,975	\$572,030	\$225,000	\$177,286			
Prev Year - Avg Sold Price	\$0	\$0	\$458,727	\$300,800	\$785,824	\$0	\$147,143			
Avg Sold % Change	0.00%	0.00%	6.22%	-17.23%	-27.21%	0.00%	20.49%			
Prev Year - # of Solds	0	0	11	5	18	0	7			

Active Detail