

May 2018

21204, Towson, MD

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$9,901,456	\$9,587,400	3.28%
Avg Sold Price	\$471,498	\$399,475	18.03%
Median Sold Price	\$445,000	\$382,450	16.36%
Units Sold	21	24	-12.50%
Avg Days on Market	37	43	-13.95%
Avg List Price for Solds	\$499,610	\$402,600	24.10%
Avg SP to OLP Ratio	95.6%	92.9%	2.94%
Ratio of Avg SP to Avg OLP	97.8%	102.0%	-4.09%
Attached Avg Sold Price	\$240,786	\$129,375	86.11%
Detached Avg Sold Price	\$586,854	\$534,525	9.79%
Attached Units Sold	7	8	-12.50%
Detached Units Sold	14	16	-12.50%

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

	May 2018	May 2017	% Change
Active Listings	55	65	-15.38%
New Listings	49	42	16.67%
New Under Contracts	20	17	17.65%
New Contingents	9	12	-25.00%
New Pendings	29	29	0.00%
All Pendings	40	47	-14.89%

Financing (Sold)

Assumption	0
Cash	5
Conventional	11
FHA	3
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	10
11 to 20	3
21 to 30	0
31 to 60	2
61 to 90	0
91 to 120	0
121 to 180	1
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	1	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	3	1	0	3
\$200K to \$299,999	0	0	0	0	0	0	1	0	0	0
\$300K to \$399,999	0	0	1	0	1	0	1	9	1	0
\$400K to \$499,999	0	0	4	0	1	0	0	6	0	0
\$500K to \$599,999	0	0	0	0	4	0	1	5	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	11	1	0
\$800K to \$999,999	0	0	0	0	2	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	1	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
Total	0	0	5	0	9	0	7	45	2	8
Avg Sold Price	\$0	\$0	\$423,011	\$0	\$677,878	\$0	\$240,786			
Prev Year - Avg Sold Price	\$0	\$0	\$429,857	\$180,000	\$615,933	\$260,000	\$99,167			
Avg Sold % Change	0.00%	0.00%	-1.59%	0.00%	10.06%	0.00%	142.81%			
Prev Year - # of Solds	0	0	7	1	9	1	6			

Active Detail