

May 2019

21204, Towson, MD

Cummings & Co. Realtors

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Sold Summary

	May 2019	May 2018	% Change
Sold Dollar Volume	\$11,638,680	\$9,901,456	17.55%
Avg Sold Price	\$447,642	\$471,498	-5.06%
Median Sold Price	\$447,500	\$445,000	0.56%
Units Sold	26	21	23.81%
Avg Days on Market	52	48	8.33%
Avg List Price for Solds	\$469,996	\$499,610	-5.93%
Avg SP to OLP Ratio	94.9%	95.6%	-0.82%
Ratio of Avg SP to Avg OLP	102.7%	97.8%	5.00%
Attached Avg Sold Price	\$156,156	\$240,786	-35.15%
Detached Avg Sold Price	\$517,043	\$586,854	-11.90%
Attached Units Sold	5	7	-28.57%
Detached Units Sold	21	14	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

	May 2019	May 2018	% Change
Active Listings	61	55	10.91%
New Listings	35	49	-28.57%
New Under Contracts	21	20	5.00%
New Pendings	23	29	-20.69%
All Pendings	29	40	-27.50%

Financing (Sold)

Assumption	0
Cash	5
Conventional	20
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	3
21 to 30	2
31 to 60	10
61 to 90	3
91 to 120	1
121 to 180	1
181 to 360	1
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	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	5
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	1	0	1	1	0	0	1	0	4	4
\$300K to \$399,999	0	0	2	0	1	0	0	7	0	0
\$400K to \$499,999	1	0	4	0	2	0	0	11	0	0
\$500K to \$599,999	0	0	1	0	1	0	0	7	0	1
\$600K to \$799,999	0	0	0	0	5	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	12	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	2	0	8	1	11	0	4	47	4	10
Avg Sold Price	\$340,000	\$0	\$409,125	\$200,880	\$627,718	\$0	\$144,975			
Prev Year - Avg Sold Price	\$0	\$0	\$423,011	\$0	\$677,878	\$0	\$240,786			
Avg Sold % Change	0.00%	0.00%	-3.28%	0.00%	-7.40%	0.00%	-39.79%			
Prev Year - # of Solds	0	0	5	0	9	0	7			

Active Detail