

October 2020

21204, Towson, MD

Sold Summary

	Oct 2020	Oct 2019	% Change
Sold Dollar Volume	\$20,281,900	\$1,792,500	1,031.49%
Avg Sold Price	\$669,619	\$348,300	92.25%
Median Sold Price	\$550,000	\$340,000	61.76%
Units Sold	30	5	500.00%
Avg Days on Market	14	51	-72.55%
Avg List Price for Solds	\$676,063	\$358,500	88.58%
Avg SP to OLP Ratio	99.5%	95.6%	4.08%
Ratio of Avg SP to Avg OLP	98.7%	95.8%	3.03%
Attached Avg Sold Price	\$322,271	\$225,000	43.23%
Detached Avg Sold Price	\$775,333	\$430,500	80.10%
Attached Units Sold	7	2	250.00%
Detached Units Sold	23	3	666.67%

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

	Oct 2020	Oct 2019	% Change
Active Listings	17	58	-70.69%
New Listings	18	28	-35.71%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	22	13	69.23%
All Pendings	26	21	23.81%

Financing (Sold)

Assumption	0
Cash	6
Conventional	22
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	19
11 to 20	2
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
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	0	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	1
\$200K to \$299,999	0	0	0	2	0	0	0	0	0	0
\$300K to \$399,999	0	0	1	1	0	1	0	0	0	0
\$400K to \$499,999	0	1	4	0	2	0	1	4	0	0
\$500K to \$599,999	0	0	2	0	3	0	0	0	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	5	0	0	4	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	1	8	3	15	1	2	13	0	4
Avg Sold Price	\$0	\$482,000	\$479,537	\$255,166	\$933,091	\$376,900	\$315,750			
Prev Year - Avg Sold Price	\$0	\$0	\$430,500	\$340,000	\$0	\$0	\$110,000			
Avg Sold % Change	0.00%	0.00%	11.39%	-24.95%	0.00%	0.00%	187.05%			
Prev Year - # of Solds	0	0	3	1	0	0	1			

Active Detail