



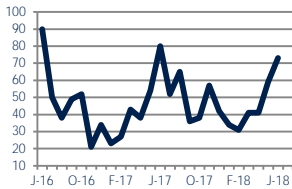
The Long & Foster Market Minute™

Focus On: Towson Housing Market

June 2018

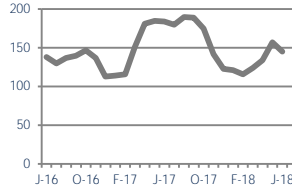
Zip Code(s): 21286 and 21204

Units Sold
73



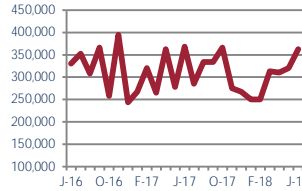
Down -9%
Vs. Year Ago

Active Inventory
145



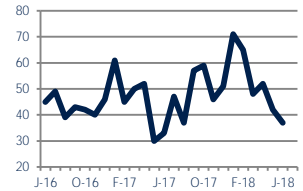
Down -21%
Vs. Year Ago

Median Sale Price
\$362,450



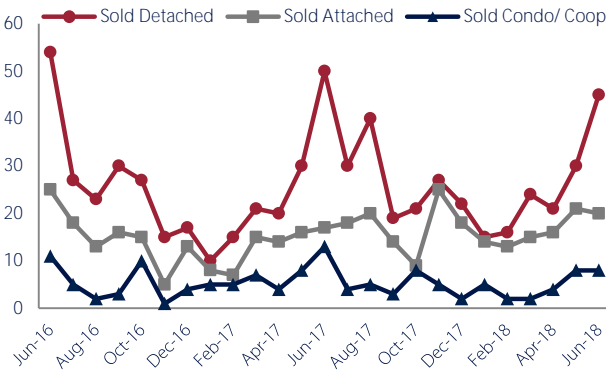
Down -2%
Vs. Year Ago

Days On Market
37



Up 12%
Vs. Year Ago

Units Sold*



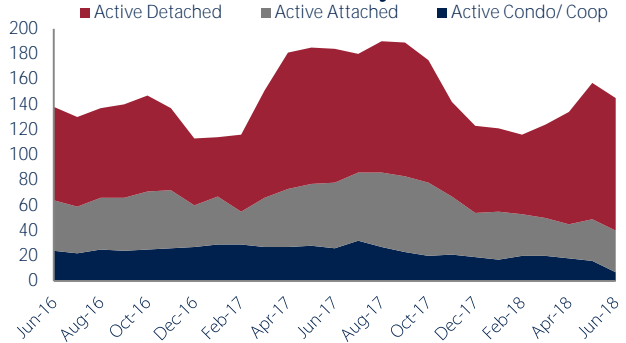
Units Sold

There was an increase in total units sold in June, with 73 sold this month in Towson versus 59 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 9% versus June 2017.

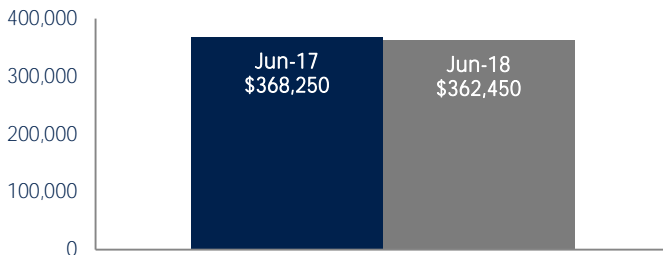
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 21%. The total number of active inventory this June was 145 compared to 184 in June 2017. This month's total of 145 is lower than the previous month's total supply of available inventory of 157, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Towson Homes was \$368,250. This June, the median sale price was \$362,450, a decrease of 2% or \$5,800 compared to last year. The current median sold price is 13% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Towson are defined as properties listed in zip code/s 21286 and 21204.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

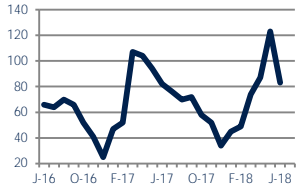




Zip Code(s): 21286 and 21204

New Listings

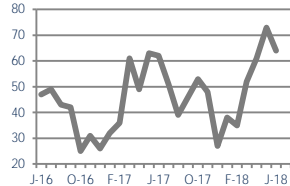
83



Up 1%
Vs. Year Ago

Current Contracts

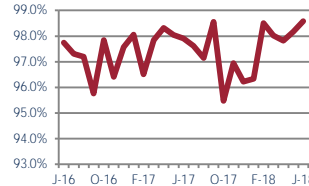
64



Up 3%
Vs. Year Ago

Sold Vs. List Price

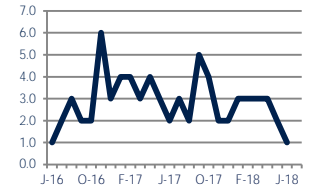
98.6%



Up 0.7%
Vs. Year Ago

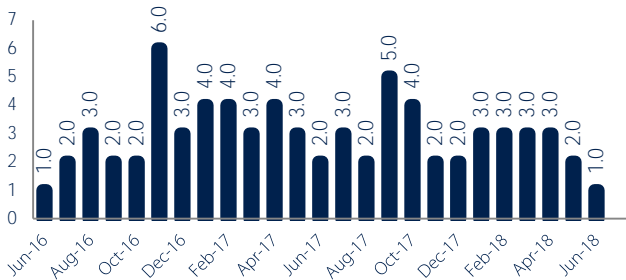
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

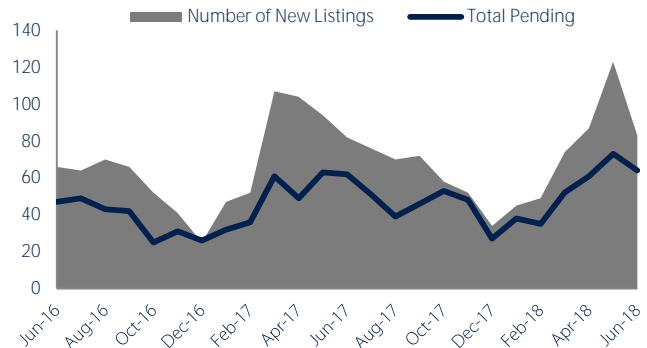
This month there were 83 homes newly listed for sale in Towson compared to 82 in June 2017, an increase of 1%. There were 64 current contracts pending sale this June compared to 62 a year ago. The number of current contracts is 3% higher than last June.

Months of Supply

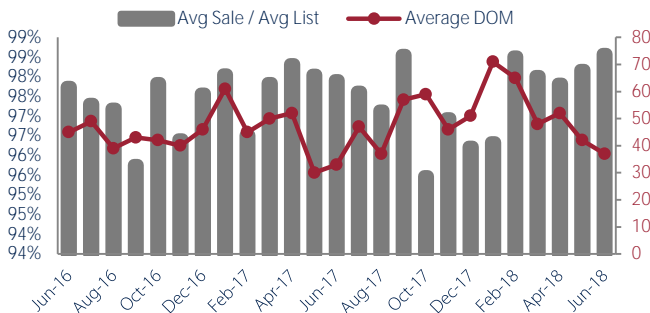
In June, there was 2.0 months of supply available in Towson, compared to 2.3 in June 2017. That is a decrease of 14% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Towson was 98.6% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 33, an increase of 12%.



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