



The Long & Foster Market Minute™

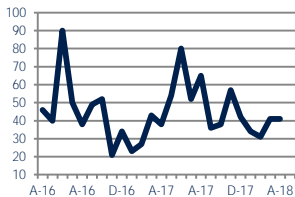
Focus On: Towson Housing Market

April 2018

Zip Code(s): 21286 and 21204

Units Sold

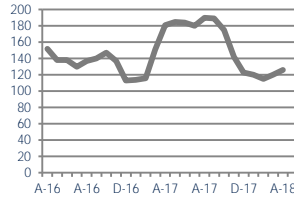
41



Up 8%
Vs. Year Ago

Active Inventory

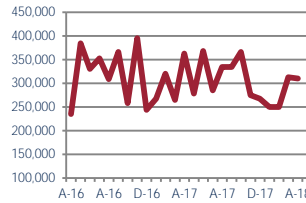
126



Down -30%
Vs. Year Ago

Median Sale Price

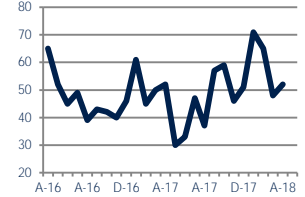
\$310,000



Down -14%
Vs. Year Ago

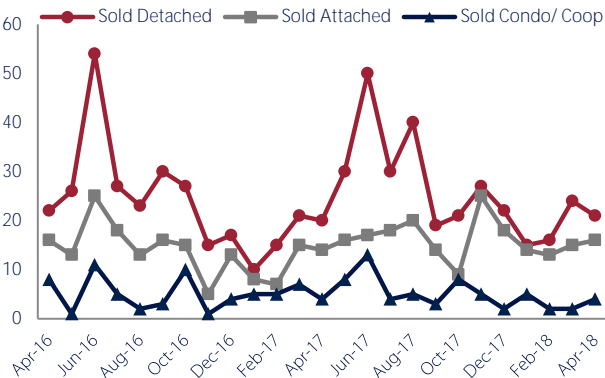
Days On Market

52



No Change
Vs. Year Ago

Units Sold*



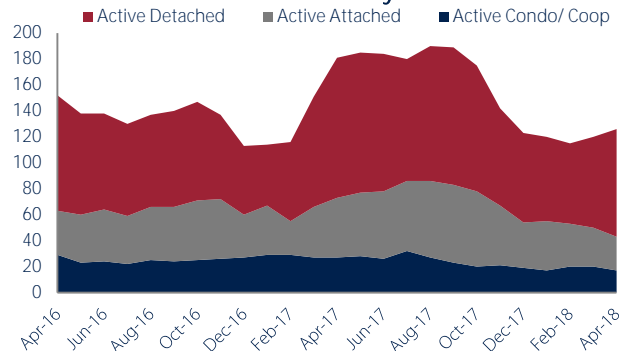
Units Sold

The number of units sold remained stable in April, with 41 sold this month in Towson. This month's total units sold was higher than at this time last year, an increase of 8% versus April 2017.

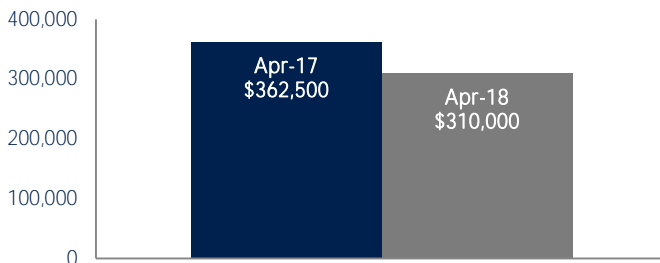
Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 30%. The total number of active inventory this April was 126 compared to 181 in April 2017. This month's total of 126 is higher than the previous month's total supply of available inventory of 120, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Towson Homes was \$362,500. This April, the median sale price was \$310,000, a decrease of 14% or \$52,500 compared to last year. The current median sold price is 1% lower than in March.

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





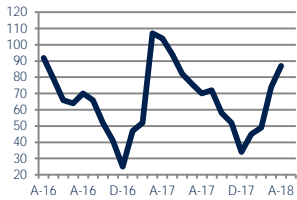
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New Listings

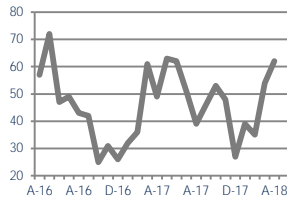
87



Down -16%
Vs. Year Ago

Current Contracts

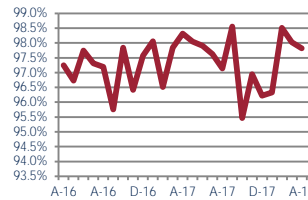
62



Up 27%
Vs. Year Ago

Sold Vs. List Price

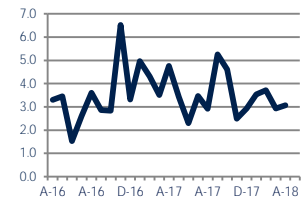
97.8%



Down -0.5%
Vs. Year Ago

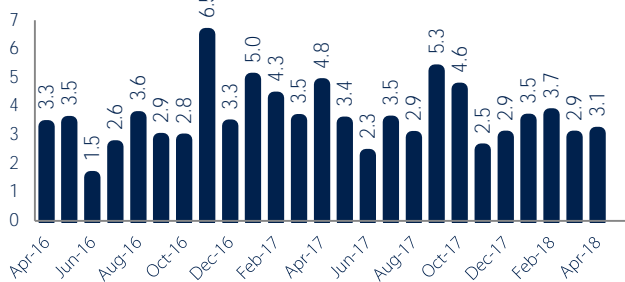
Months of Supply

3.1



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

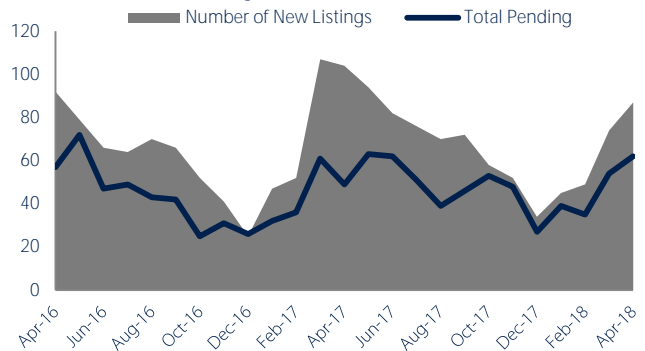
In April, there was 3.1 months of supply available in Towson, compared to 4.8 in April 2017. That is a decrease of 35% versus a year ago.

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.

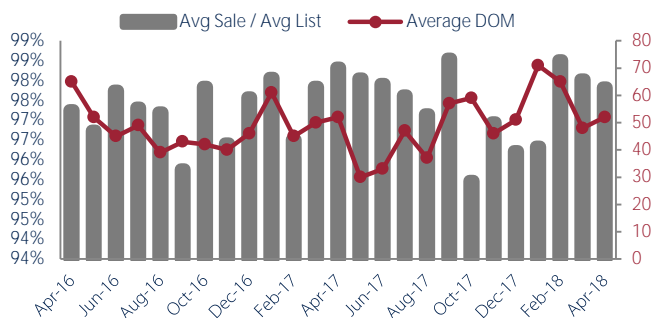
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Towson compared to 104 in April 2017, a decrease of 16%. There were 62 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 27% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Towson was 97.8% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, which is similar compared to a year ago.



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