



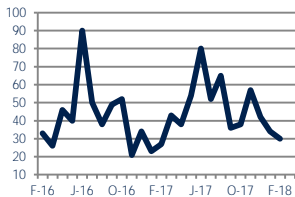
Focus On: Towson Housing Market

February 2018

Zip Code(s): 21286 and 21204

Units Sold

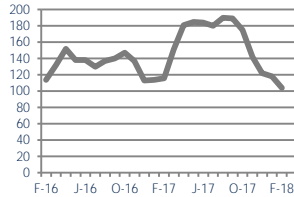
30



Up 11%
Vs. Year Ago

Active Inventory

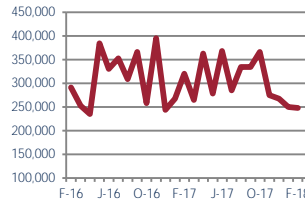
104



Down -10%
Vs. Year Ago

Median Sale Price

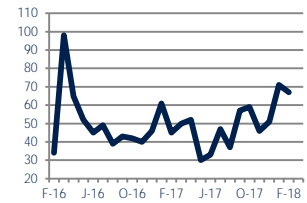
\$248,000



Down -22%
Vs. Year Ago

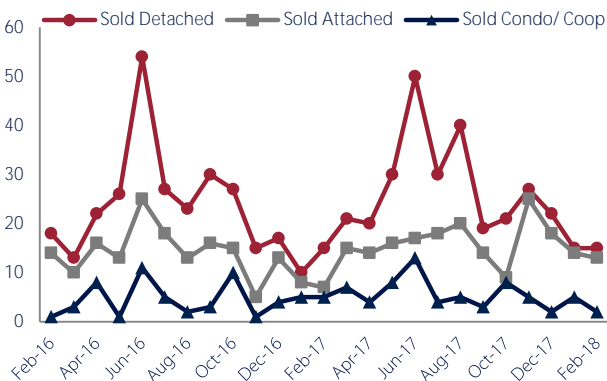
Days On Market

67



Up 49%
Vs. Year Ago

Units Sold*



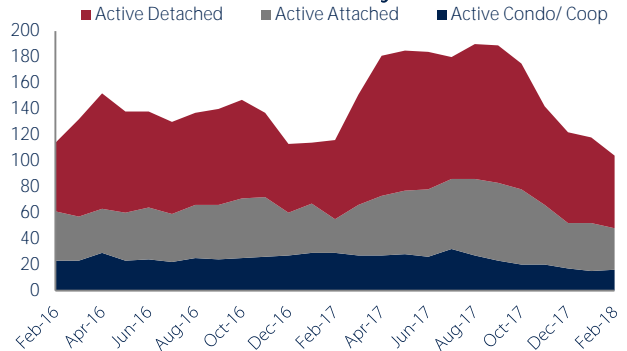
Units Sold

There was a decrease in total units sold in February, with 30 sold this month in Towson versus 34 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 11% versus February 2017.

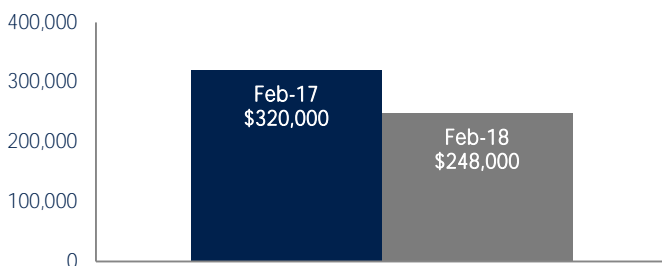
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 10%. The total number of active inventory this February was 104 compared to 116 in February 2017. This month's total of 104 is lower than the previous month's total supply of available inventory of 118, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Towson Homes was \$320,000. This February, the median sale price was \$248,000, a decrease of 23% or \$72,000 compared to last year. The current median sold price is 1% lower than in January.

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





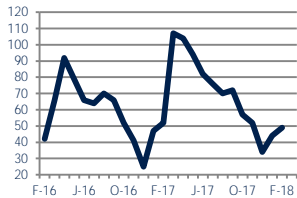
Focus On: Towson Housing Market

February 2018

Zip Code(s): 21286 and 21204

New Listings

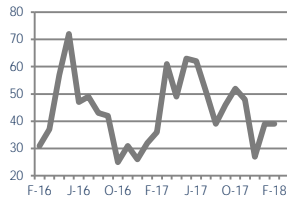
49



Down -6%
Vs. Year Ago

Current Contracts

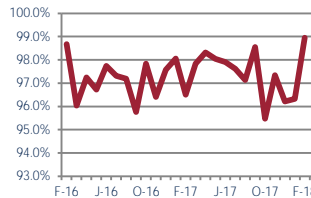
39



Up 8%
Vs. Year Ago

Sold Vs. List Price

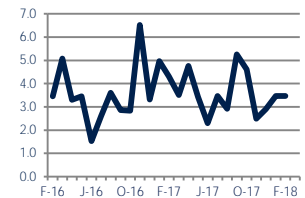
99.0%



Up 2.5%
Vs. Year Ago

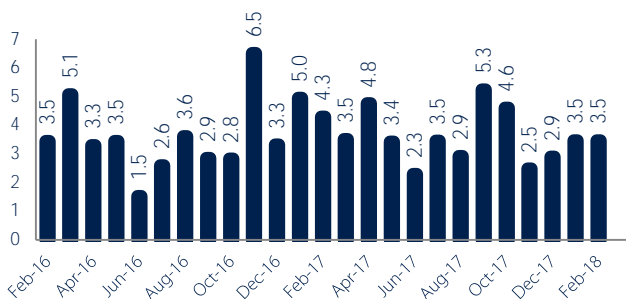
Months of Supply

3.5



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

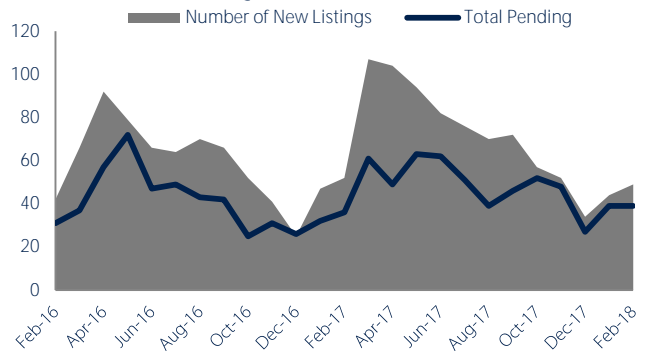
In February, there was 3.5 months of supply available in Towson, compared to 4.3 in February 2017. That is a decrease of 19% versus a year ago.

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.

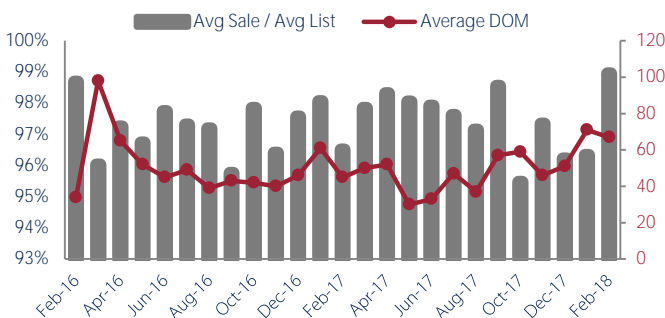
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Towson compared to 52 in February 2017, a decrease of 6%. There were 39 current contracts pending sale this February compared to 36 a year ago. The number of current contracts remained stable as compared to last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Towson was 99.0% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 67, higher than the average last year, which was 45, an increase of 49%.



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.

