



The Long & Foster Market Minute™

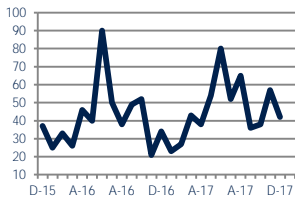
Focus On: **Towson Housing Market**

December 2017

Zip Code(s): 21286 and 21204

Units Sold

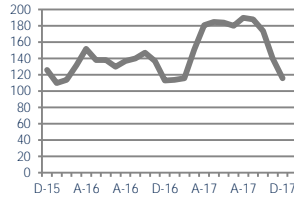
42



Up 24%
Vs. Year Ago

Active Inventory

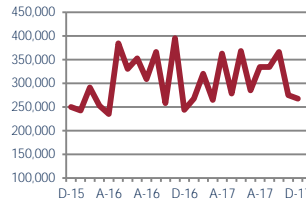
116



Up 3%
Vs. Year Ago

Median Sale Price

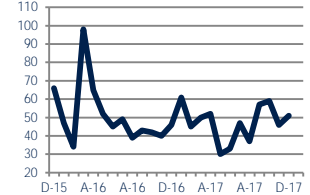
\$267,500



Up 10%
Vs. Year Ago

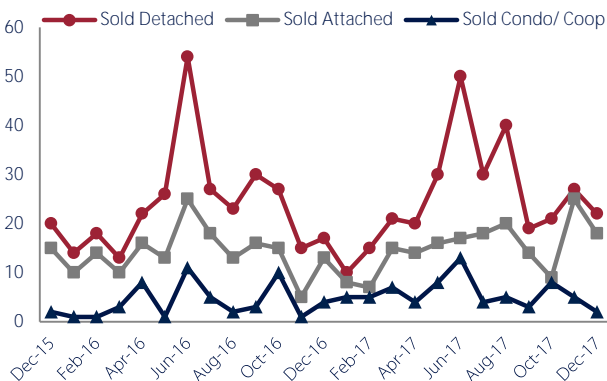
Days On Market

51



Up 11%
Vs. Year Ago

Units Sold*



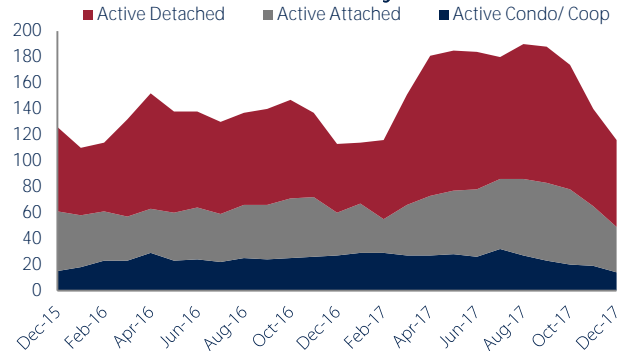
Units Sold

There was a decrease in total units sold in December, with 42 sold this month in Towson versus 57 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 24% versus December 2016.

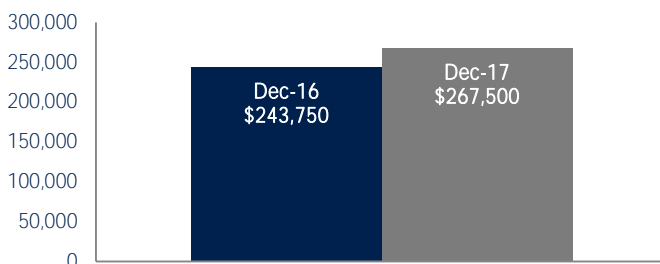
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 3%. The total number of active inventory this December was 116 compared to 113 in December 2016. This month's total of 116 is lower than the previous month's total supply of available inventory of 140, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Towson Homes was \$243,750. This December, the median sale price was \$267,500, an increase of 10% or \$23,750 compared to last year. The current median sold price is 3% lower than in November.

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.



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INTERNATIONAL REAL ESTATE





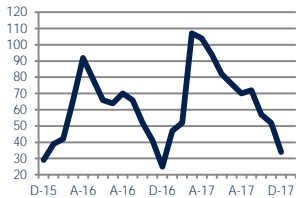
Focus On: Towson Housing Market

December 2017

Zip Code(s): 21286 and 21204

New Listings

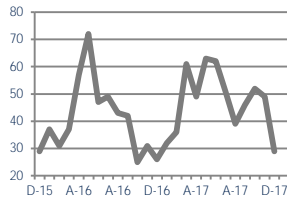
34



Up 36%
Vs. Year Ago

Current Contracts

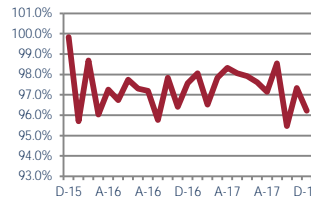
29



Up 12%
Vs. Year Ago

Sold Vs. List Price

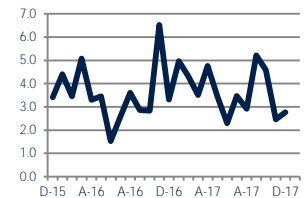
96.2%



Down -1.4%
Vs. Year Ago

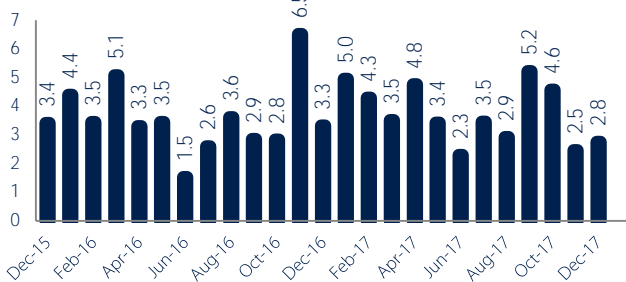
Months of Supply

2.8



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

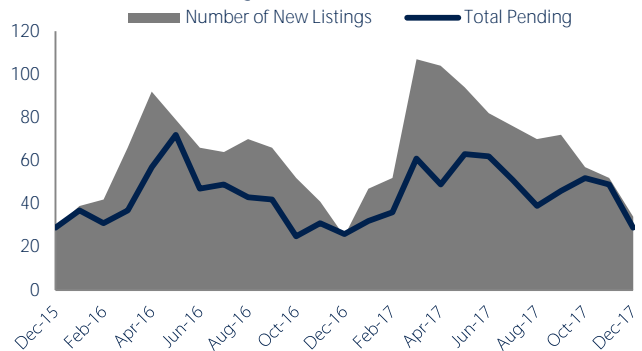
In December, there was 2.8 months of supply available in Towson, compared to 3.3 in December 2016. That is a decrease of 17% versus a year ago.

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.

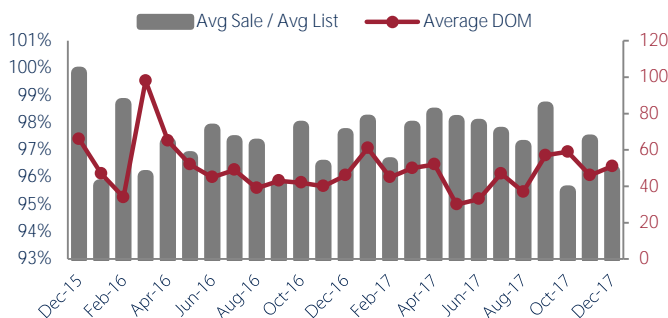
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Towson compared to 25 in December 2016, an increase of 36%. There were 29 current contracts pending sale this December compared to 26 a year ago. The number of current contracts is 12% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Towson was 96.2% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 46, an increase of 11%.



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