



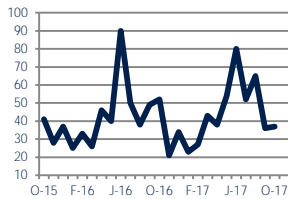
Focus On: Towson Housing Market

October 2017

Zip Code(s): 21286 and 21204

Units Sold

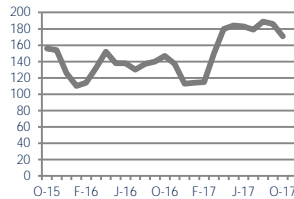
37



Down -29%
Vs. Year Ago

Active Inventory

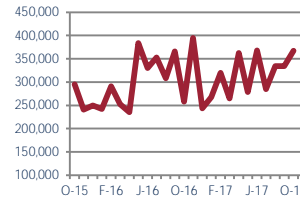
171



Up 16%
Vs. Year Ago

Median Sale Price

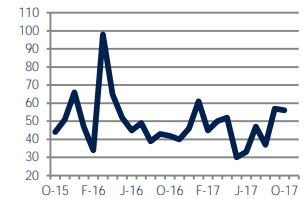
\$367,500



Up
Vs. Year Ago

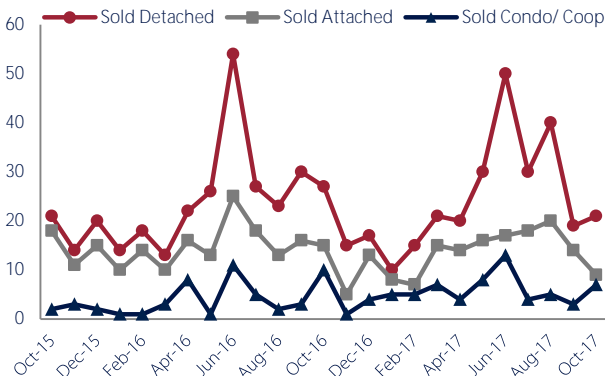
Days On Market

56



Up 33%
Vs. Year Ago

Units Sold*



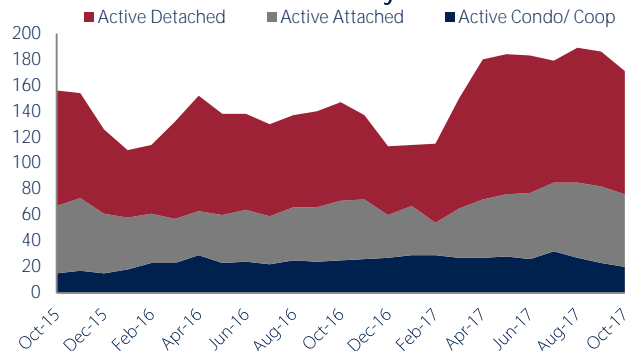
Units Sold

There was an increase in total units sold in October, with 37 sold this month in Towson versus 36 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 29% versus October 2016.

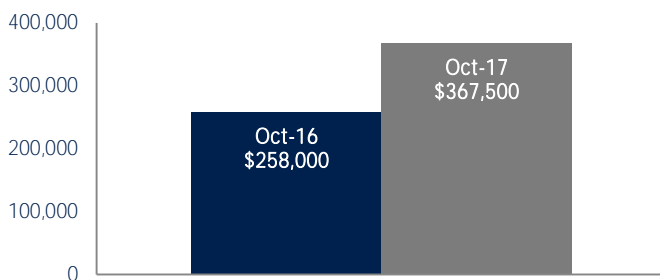
Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 16%. The total number of active inventory this October was 171 compared to 147 in October 2016. This month's total of 171 is lower than the previous month's total supply of available inventory of 186, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last October, the median sale price for Towson Homes was \$258,000. This October, the median sale price was \$367,500, an increase of \$109,500 compared to last year. The current median sold price is higher than in September.

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



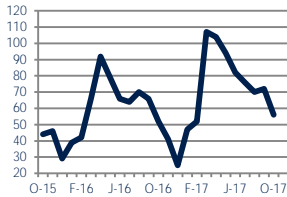
Focus On: Towson Housing Market

October 2017

Zip Code(s): 21286 and 21204

New Listings

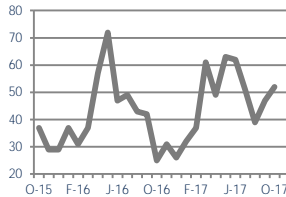
56



Up 8%
Vs. Year Ago

Current Contracts

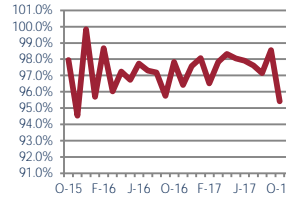
52



Up 108%
Vs. Year Ago

Sold Vs. List Price

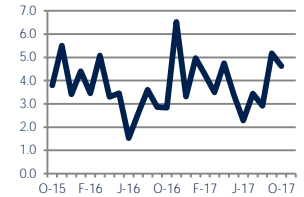
95.4%



Down -2.5%
Vs. Year Ago

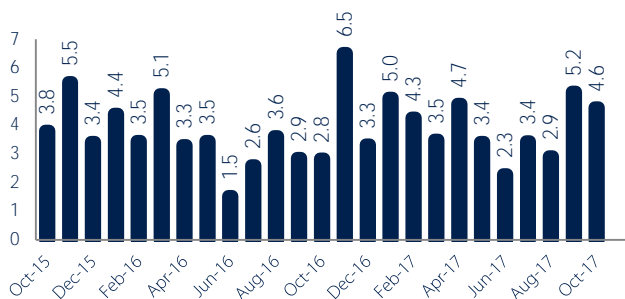
Months of Supply

4.6



Up 63%
Vs. Year Ago

Months Of Supply



Months of Supply

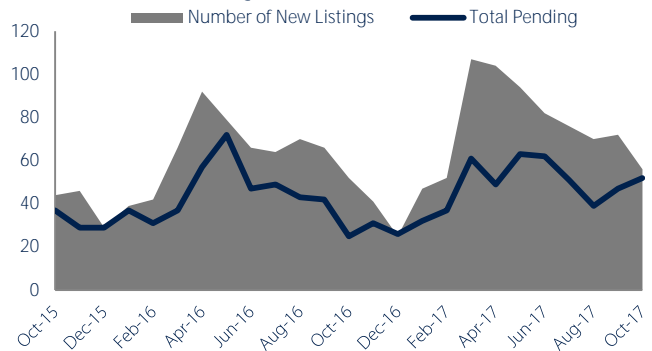
In October, there was 4.6 months of supply available in Towson, compared to 2.8 in October 2016. That is an increase of 63% versus a year ago.

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.

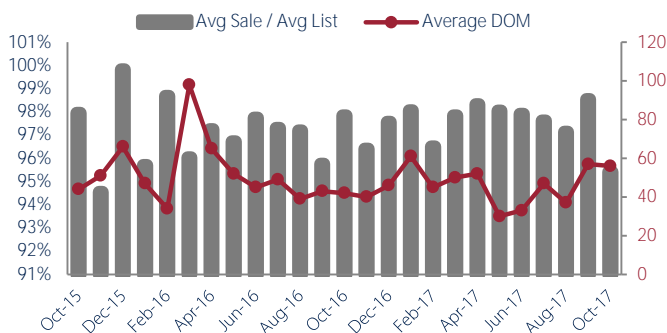
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Towson compared to 52 in October 2016, an increase of 8%. There were 52 current contracts pending sale this October compared to 25 a year ago. The number of current contracts is 108% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Towson was 95.4% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 42, an increase of 33%.