

# THE LONG & FOSTER MARKET MINUTE™

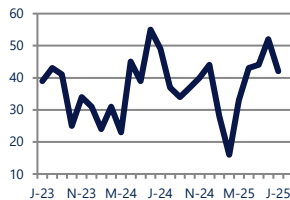
FOCUS ON: **TOWSON HOUSING MARKET**

JULY 2025

Zip Code(s): 21286 and 21204

## Units Sold

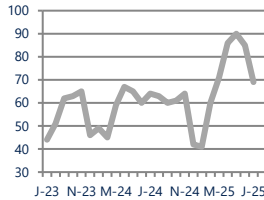
42



**Down -14%**  
Vs. Year Ago

## Active Inventory

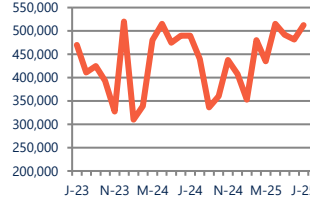
69



**Up 8%**  
Vs. Year Ago

## Median Sale Price

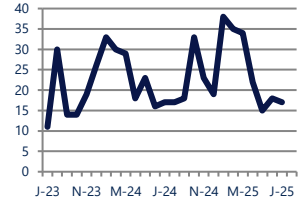
\$512,500



**Up 5%**  
Vs. Year Ago

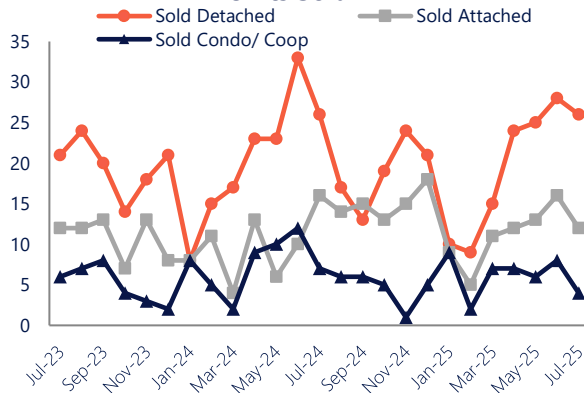
## Days On Market

17



**No Change**  
Vs. Year Ago

## Units Sold\*



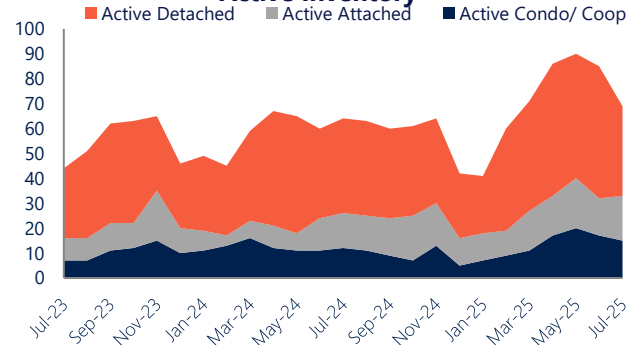
## Units Sold

There was a decrease in total units sold in July, with 42 sold this month in Towson versus 52 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 14% versus July 2024.

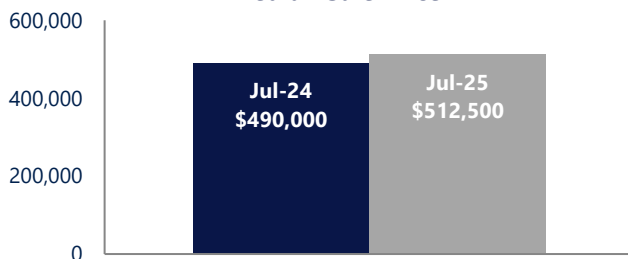
## Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 8%. The total number of active inventory this July was 69 compared to 64 in July 2024. This month's total of 69 is lower than the previous month's total supply of available inventory of 85, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Towson Homes was \$490,000. This July, the median sale price was \$512,500, an increase of 5% or \$22,500 compared to last year. The current median sold price is 6% higher than in June.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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REAL ESTATE



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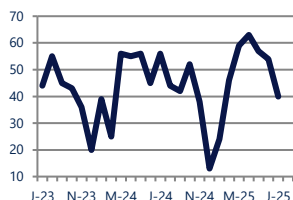
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JULY 2025

Zip Code(s): 21286 and 21204

## New Listings

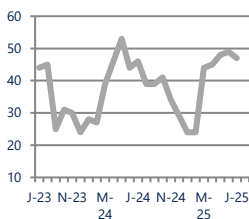
40



**Down -29%**  
Vs. Year Ago

## Current Contracts

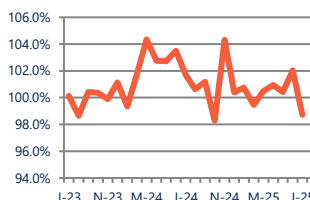
47



**Up 2%**  
Vs. Year Ago

## Sold Vs. List Price

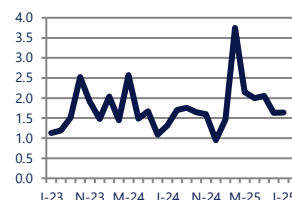
98.7%



**Down -2.9%**  
Vs. Year Ago

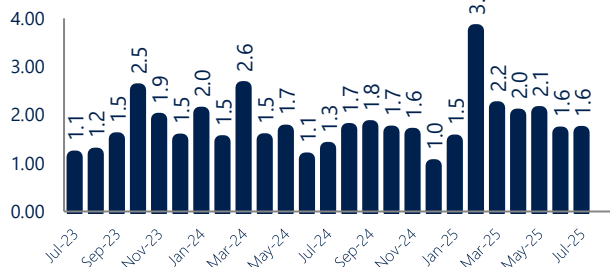
## Months of Supply

1.6



**Up 25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

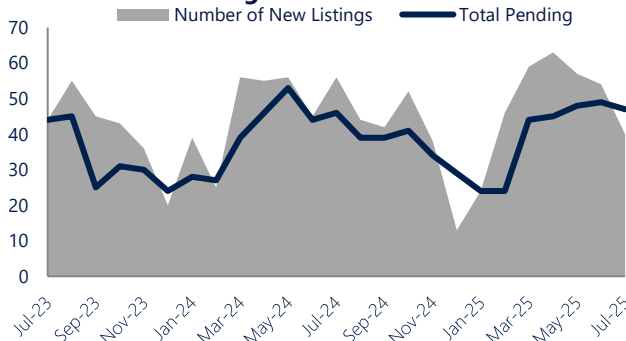
In July, there was 1.6 months of supply available in Towson, compared to 1.3 in July 2024. That is an increase of 26% versus a year ago.

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.

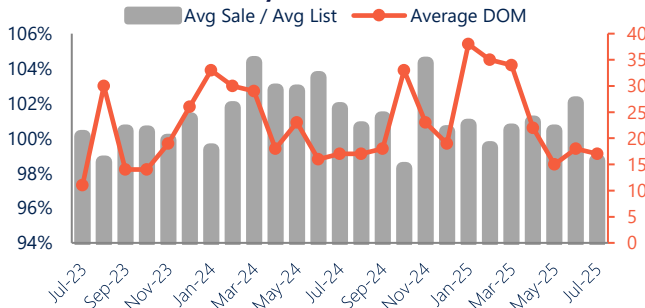
## New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Towson compared to 56 in July 2024, a decrease of 29%. There were 47 current contracts pending sale this July compared to 46 a year ago. The number of current contracts is 2% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Towson was 98.7% of the average list price, which is 3.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 17, which is similar compared to a year ago.

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