

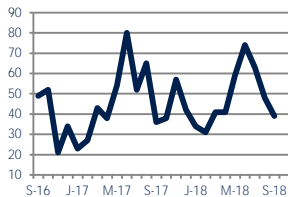
Focus On: Towson Housing Market

September 2018

Zip Code(s): 21286 and 21204

Units Sold

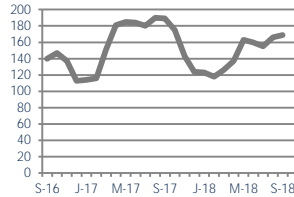
39



Up 8%
Vs. Year Ago

Active Inventory

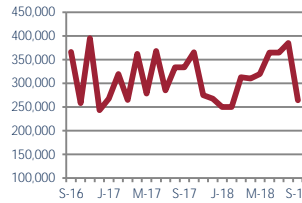
169



Down -11%
Vs. Year Ago

Median Sale Price

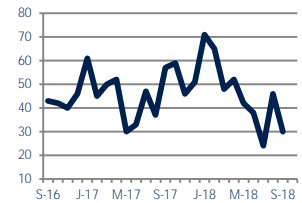
\$264,500



Down
Vs. Year Ago

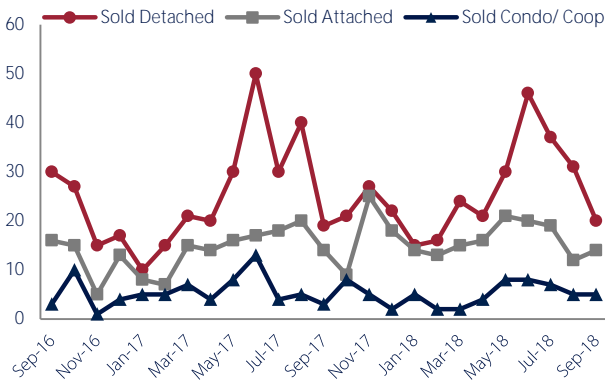
Days On Market

30



Down -47%
Vs. Year Ago

Units Sold*



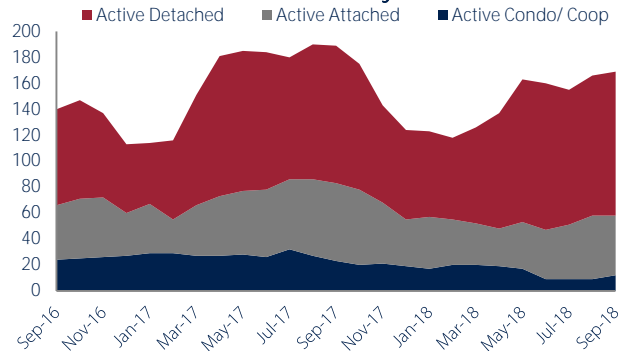
Units Sold

There was a decrease in total units sold in September, with 39 sold this month in Towson versus 48 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 8% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 11%. The total number of active inventory this September was 169 compared to 189 in September 2017. This month's total of 169 is higher than the previous month's total supply of available inventory of 166, an increase of 2%.

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 September, the median sale price for Towson Homes was \$334,000. This September, the median sale price was \$264,500, a decrease of \$69,500 compared to last year. The current median sold price is lower than in August.

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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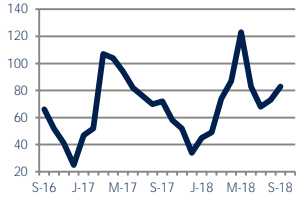
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September 2018

Zip Code(s): 21286 and 21204

New Listings

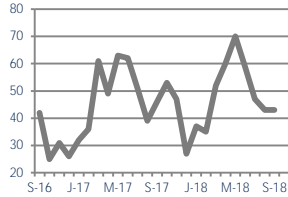
83



Up 15%
Vs. Year Ago

Current Contracts

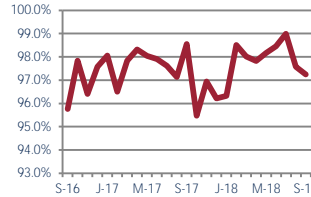
43



Down -7%
Vs. Year Ago

Sold Vs. List Price

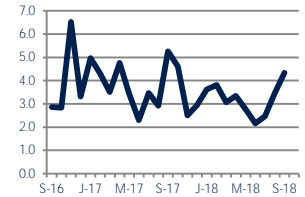
97.2%



Down -1.3%
Vs. Year Ago

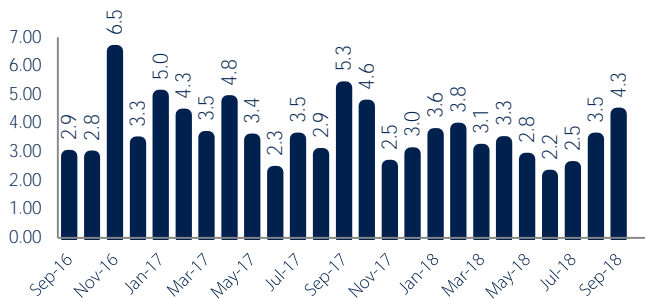
Months of Supply

4.3



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

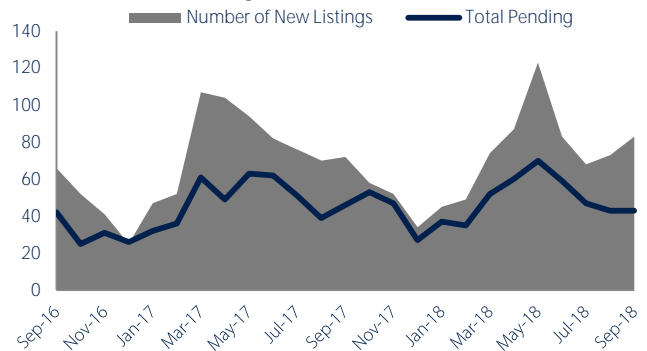
In September, there was 4.3 months of supply available in Towson, compared to 5.3 in September 2017. That is a decrease of 17% versus a year ago.

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.

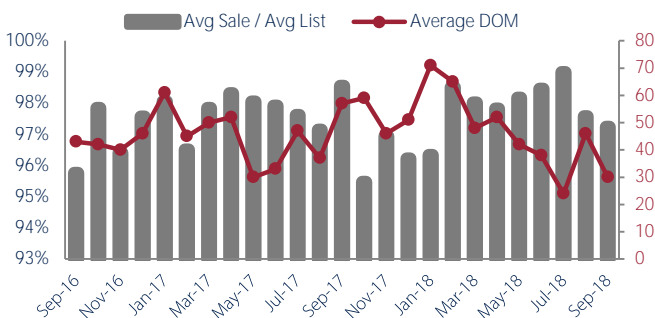
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Towson compared to 72 in September 2017, an increase of 15%. There were 43 current contracts pending sale this September compared to 46 a year ago. The number of current contracts remained stable as compared to last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Towson was 97.2% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 57, a decrease of 47%.



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