

THE LONG & FOSTER MARKET MINUTE™

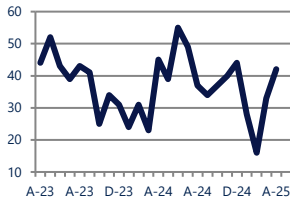
FOCUS ON: **TOWSON HOUSING MARKET**

APRIL 2025

Zip Code(s): 21286 and 21204

Units Sold

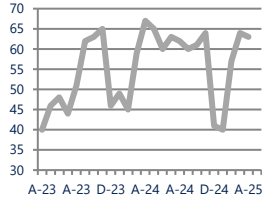
42



Down -7%
Vs. Year Ago

Active Inventory

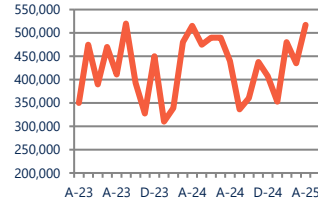
63



Down -6%
Vs. Year Ago

Median Sale Price

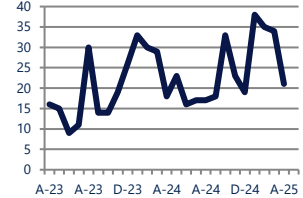
\$517,500



No Change
Vs. Year Ago

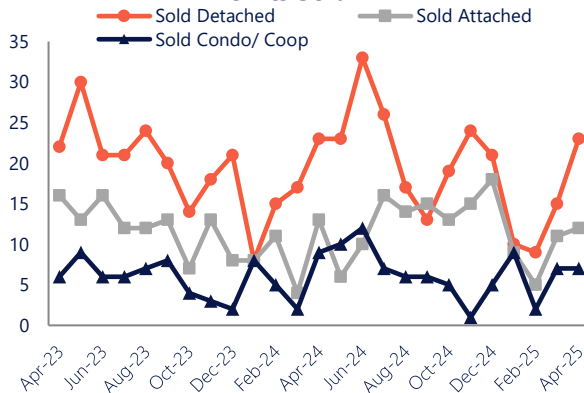
Days On Market

21



Up 17%
Vs. Year Ago

Units Sold*



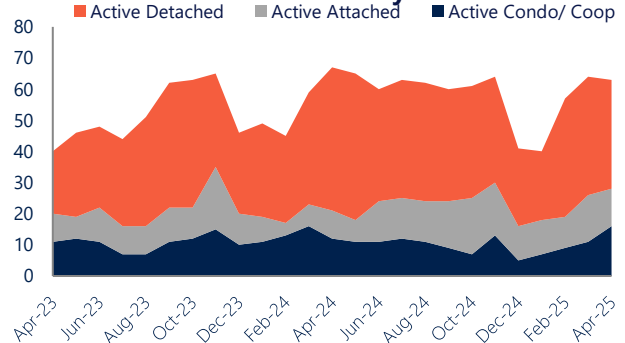
Units Sold

There was an increase in total units sold in April, with 42 sold this month in Towson versus 33 last month, an increase of 27%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

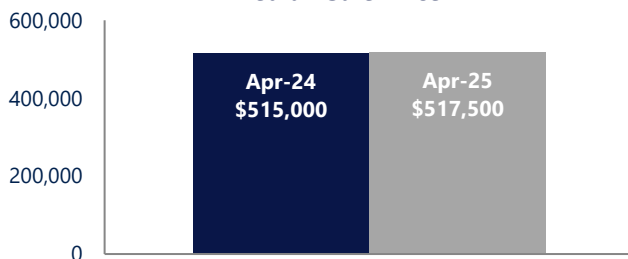
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 6%. The total number of active inventory this April was 63 compared to 67 in April 2024. This month's total of 63 is lower than the previous month's total supply of available inventory of 64, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Towson Homes was \$515,000. This April, the median sale price was \$517,500, which is similar compared to a year ago. The current median sold price is 19% higher than in March.

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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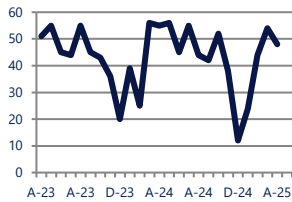
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APRIL 2025

Zip Code(s): 21286 and 21204

New Listings

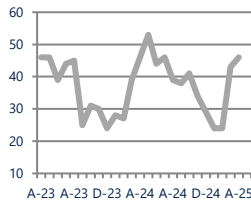
48



Down -13%
Vs. Year Ago

Current Contracts

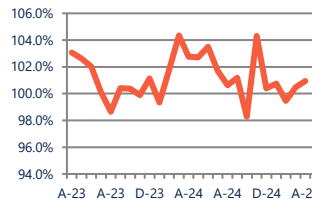
46



No Change
Vs. Year Ago

Sold Vs. List Price

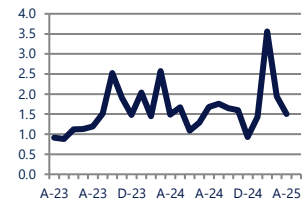
101.0%



Down -1.8%
Vs. Year Ago

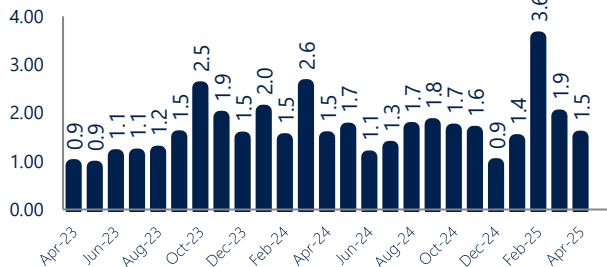
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

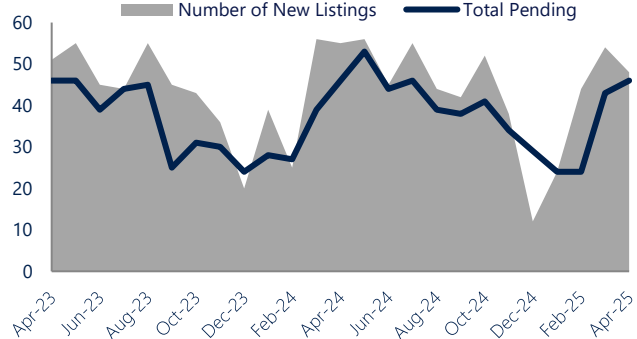
In April, there was 1.5 months of supply available in Towson. The amount of supply is similar compared to a year ago.

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.

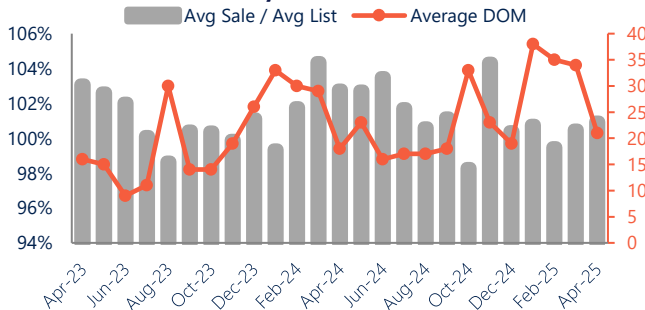
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Towson compared to 55 in April 2024, a decrease of 13%. There were 46 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 7% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Towson was 101.0% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 18, an increase of 17%.

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