



# The Long & Foster Market Minute™

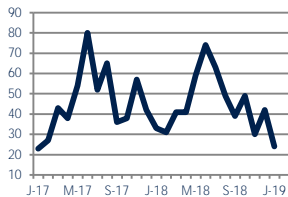
Focus On: **Towson Housing Market**

January 2019

Zip Code(s): 21286 and 21204

## Units Sold

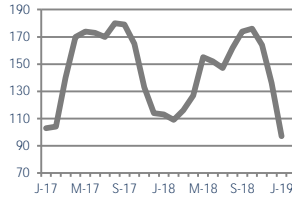
24



**Down**  
Vs. Year Ago

## Active Inventory

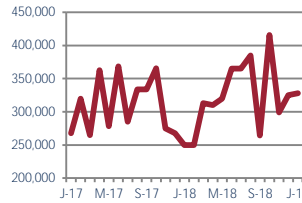
97



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

## Median Sale Price

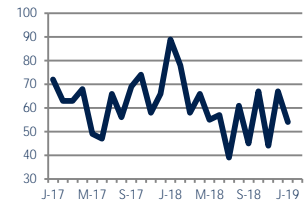
\$328,000



**Up**  
Vs. Year Ago

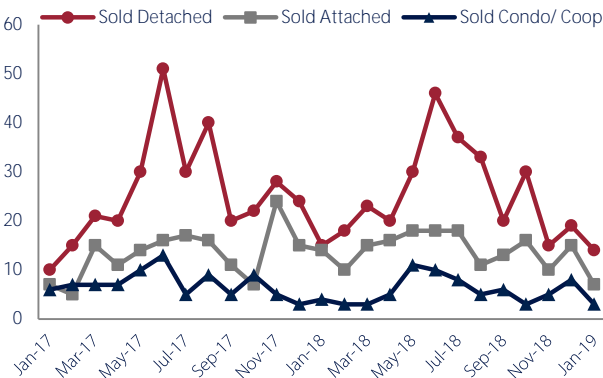
## Days On Market

54



**Down -39%**  
Vs. Year Ago

### Units Sold\*



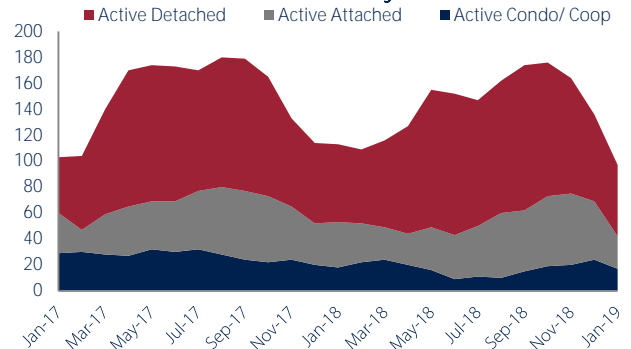
## Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 24 sold this month in Towson. This month's total units sold was lower than at this time last year, a decrease from January 2018.

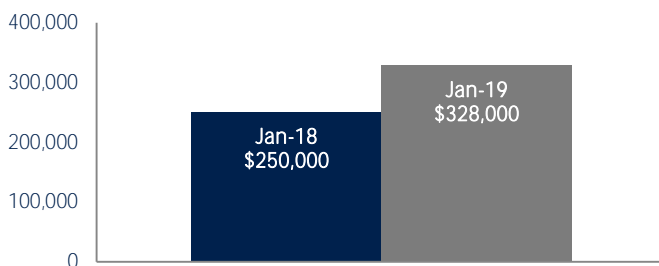
## Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 14%. The total number of active inventory this January was 97 compared to 113 in January 2018. This month's total of 97 is lower than the previous month's total supply of available inventory of 136, a decrease of 29%.

### 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 January, the median sale price for Towson Homes was \$250,000. This January, the median sale price was \$328,000, an increase of \$78,000 compared to last year. The current median sold price is higher than in December.

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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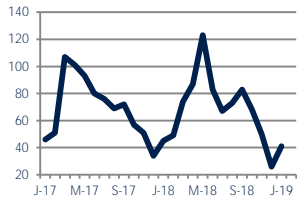
## Focus On: Towson Housing Market

January 2019

Zip Code(s): 21286 and 21204

### New Listings

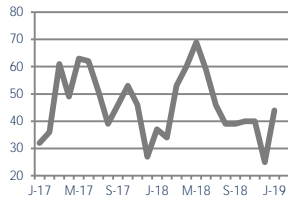
41



Down -9%  
Vs. Year Ago

### Current Contracts

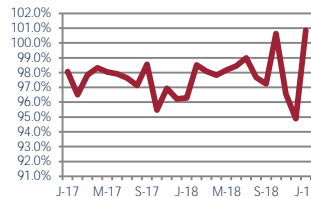
44



Up 19%  
Vs. Year Ago

### Sold Vs. List Price

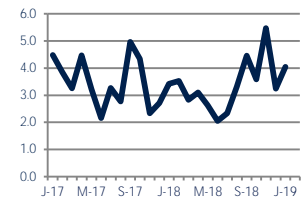
100.9%



Up 4.7%  
Vs. Year Ago

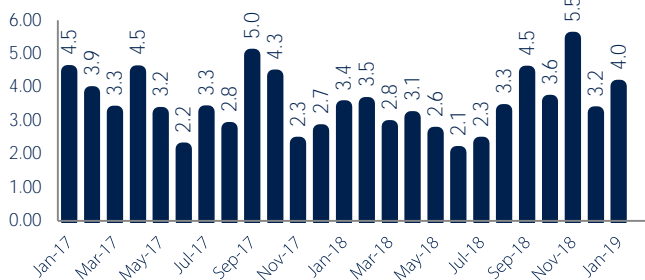
### Months of Supply

4.0



Up 18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

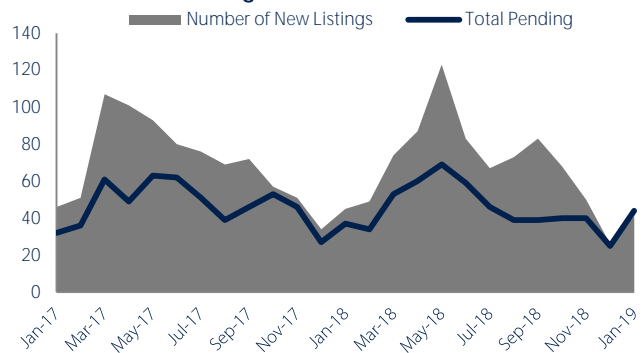
In January, there was 4.0 months of supply available in Towson, compared to 3.4 in January 2018. That is an increase of 18% versus a year ago.

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.

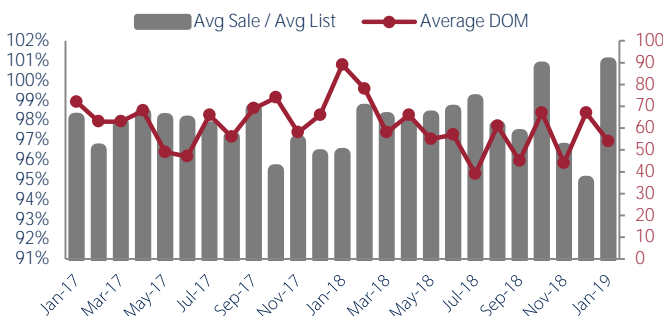
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Towson compared to 45 in January 2018, a decrease of 9%. There were 44 current contracts pending sale this January compared to 37 a year ago. The number of current contracts is 19% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Towson was 100.9% of the average list price, which is 4.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 89, a decrease of 39%.



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