

THE LONG & FOSTER MARKET MINUTE™

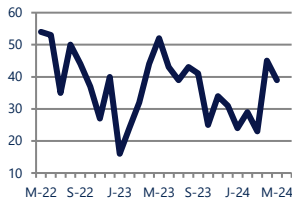
FOCUS ON: **TOWSON HOUSING MARKET**

MAY 2024

Zip Code(s): 21286 and 21204

Units Sold

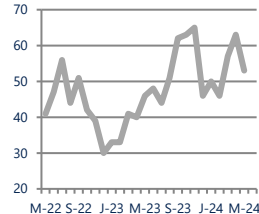
39



Down -25%
Vs. Year Ago

Active Inventory

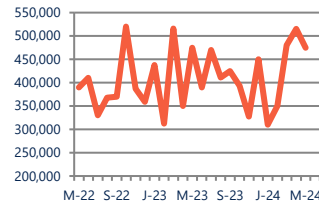
53



Up 15%
Vs. Year Ago

Median Sale Price

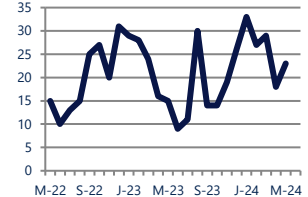
\$475,000



No Change
Vs. Year Ago

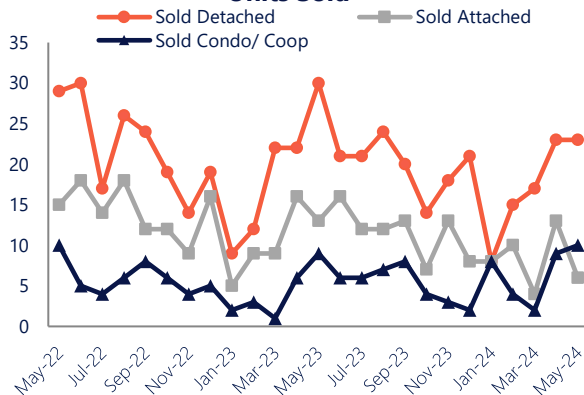
Days On Market

23



Up
Vs. Year Ago

Units Sold*



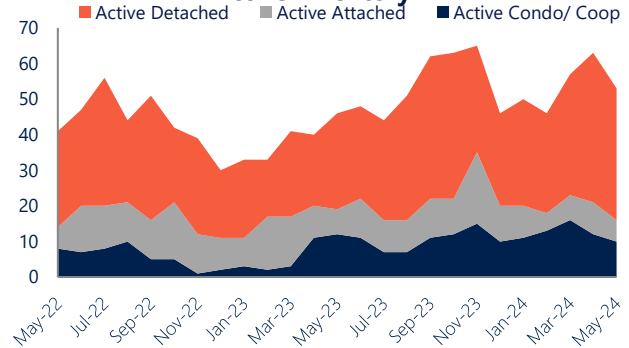
Units Sold

There was a decrease in total units sold in May, with 39 sold this month in Towson versus 45 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 25% versus May 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 15%. The total number of active inventory this May was 53 compared to 46 in May 2023. This month's total of 53 is lower than the previous month's total supply of available inventory of 63, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Towson Homes was \$475,000. This May, the median sale price was \$475,000, which is similar compared to a year ago. The current median sold price is 8% higher than in April.

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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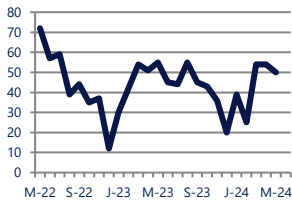
FOCUS ON: **TOWSON HOUSING MARKET**

MAY 2024

Zip Code(s): 21286 and 21204

New Listings

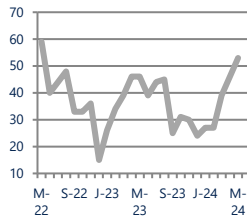
50



Down -9%
Vs. Year Ago

Current Contracts

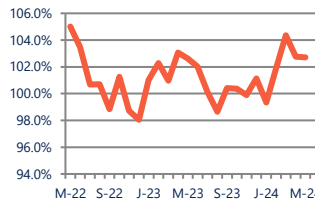
53



Up 15%
Vs. Year Ago

Sold Vs. List Price

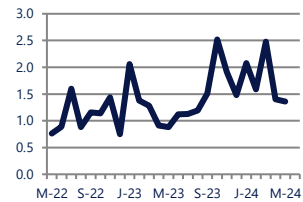
102.7%



No Change
Vs. Year Ago

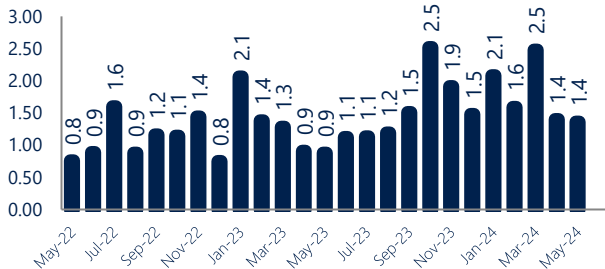
Months of Supply

1.4



Up 55%
Vs. Year Ago

Months Of Supply



Months of Supply

In May, there was 1.4 months of supply available in Towson, compared to 0.9 in May 2023. That is an increase of 54% versus a year ago.

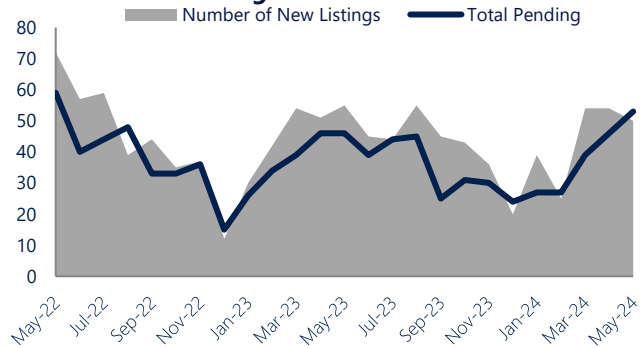
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

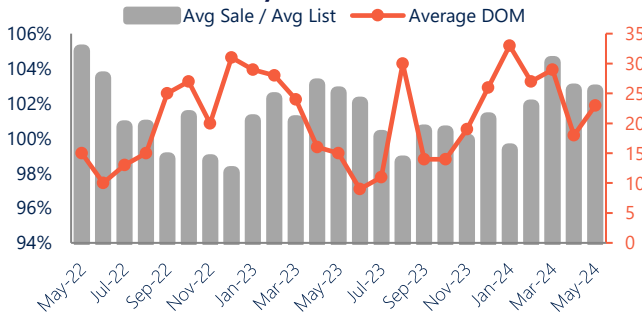
This month there were 50 homes newly listed for sale in Towson compared to 55 in May 2023, a decrease of 9%.

There were 53 current contracts pending sale this May compared to 46 a year ago. The number of current contracts is 15% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Towson was 102.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.

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