

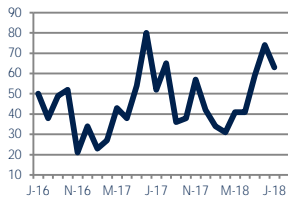
Focus On: Towson Housing Market

July 2018

Zip Code(s): 21286 and 21204

Units Sold

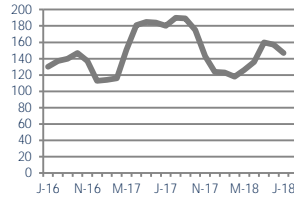
63



Up 21%
Vs. Year Ago

Active Inventory

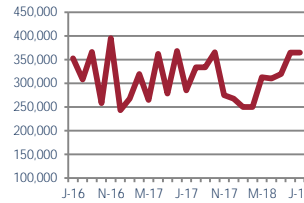
147



Down -18%
Vs. Year Ago

Median Sale Price

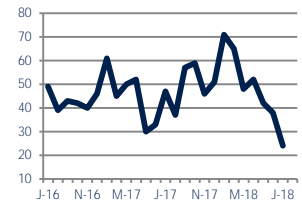
\$365,000



Up 28%
Vs. Year Ago

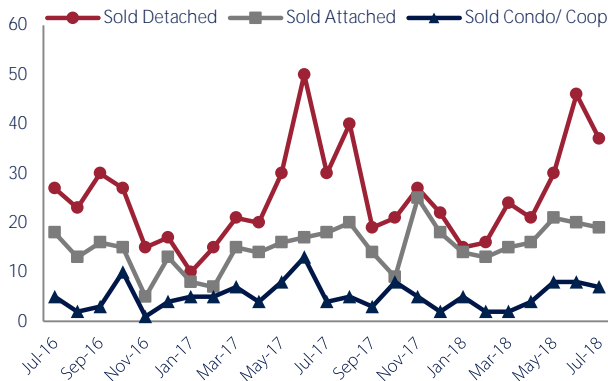
Days On Market

24



Down -49%
Vs. Year Ago

Units Sold*



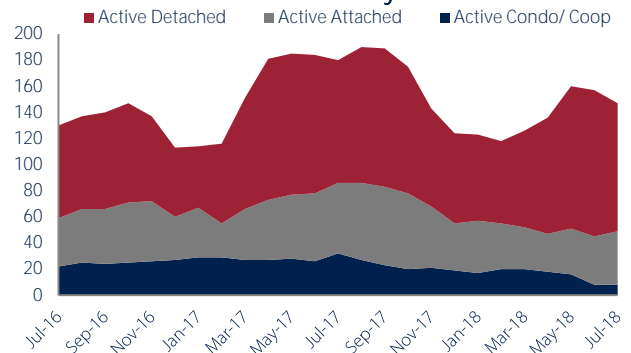
Units Sold

There was a decrease in total units sold in July, with 63 sold this month in Towson versus 74 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 21% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 18%. The total number of active inventory this July was 147 compared to 180 in July 2017. This month's total of 147 is lower than the previous month's total supply of available inventory of 157, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Towson Homes was \$285,000. This July, the median sale price was \$365,000, an increase of 28% or \$80,000 compared to last year. The current median sold price is approximately the same as the median price 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 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.





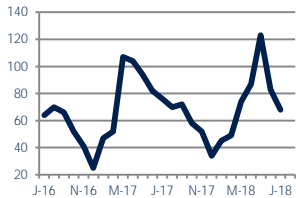
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July 2018

Zip Code(s): 21286 and 21204

New Listings

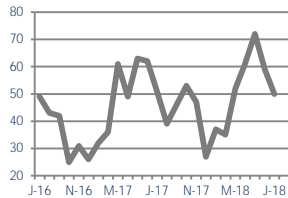
68



Down -11%
Vs. Year Ago

Current Contracts

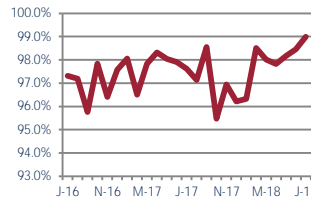
50



Down -2%
Vs. Year Ago

Sold Vs. List Price

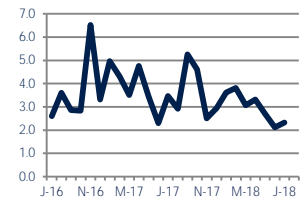
99.0%



Up 1.4%
Vs. Year Ago

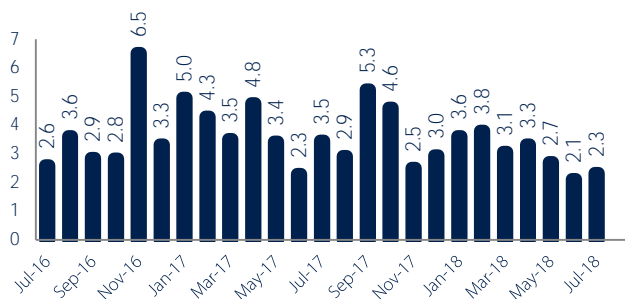
Months of Supply

2.3



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

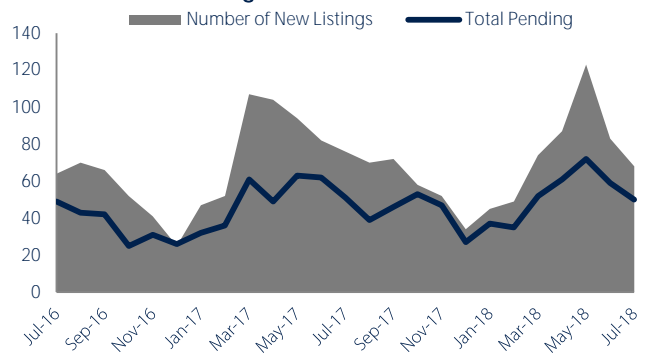
In July, there was 2.3 months of supply available in Towson, compared to 3.5 in July 2017. That is a decrease of 33% versus a year ago.

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.

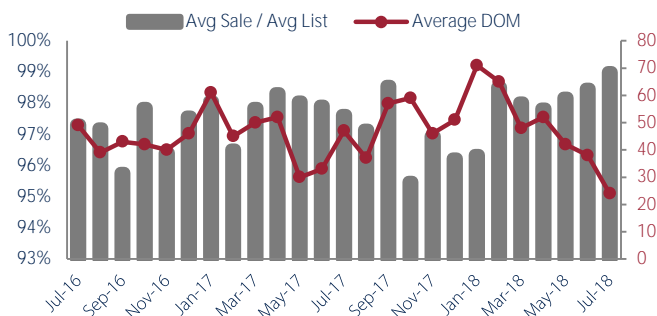
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Towson compared to 76 in July 2017, a decrease of 11%. There were 50 current contracts pending sale this July compared to 51 a year ago. The number of current contracts is 2% lower 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 99.0% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 47, a decrease of 49%.



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