



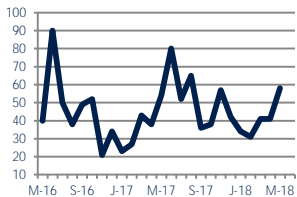
Focus On: Towson Housing Market

May 2018

Zip Code(s): 21286 and 21204

Units Sold

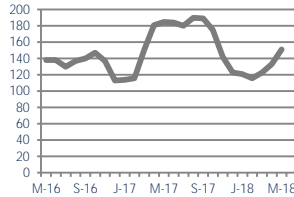
58



Up 7%
Vs. Year Ago

Active Inventory

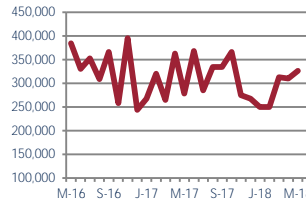
151



Down -18%
Vs. Year Ago

Median Sale Price

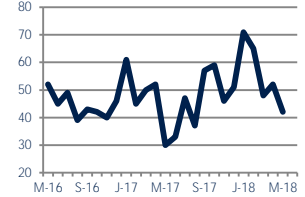
\$326,500



Up 17%
Vs. Year Ago

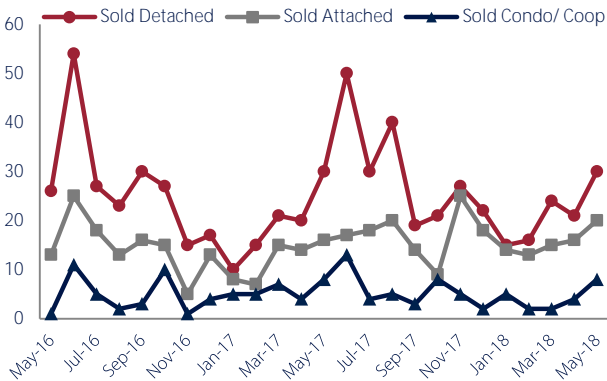
Days On Market

42



Up 40%
Vs. Year Ago

Units Sold*



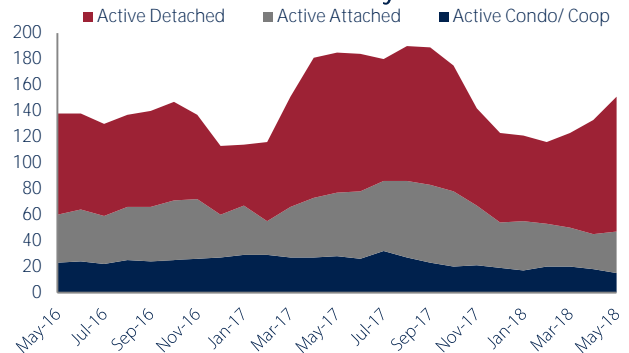
Units Sold

There was an increase in total units sold in May, with 58 sold this month in Towson. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 18%. The total number of active inventory this May was 151 compared to 185 in May 2017. This month's total of 151 is higher than the previous month's total supply of available inventory of 133, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Towson Homes was \$278,500. This May, the median sale price was \$326,500, an increase of 17% or \$48,000 compared to last year. The current median sold price is 5% 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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



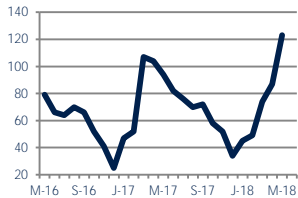
Focus On: Towson Housing Market

May 2018

Zip Code(s): 21286 and 21204

New Listings

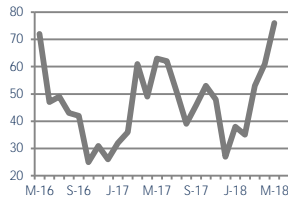
123



Up 31%
Vs. Year Ago

Current Contracts

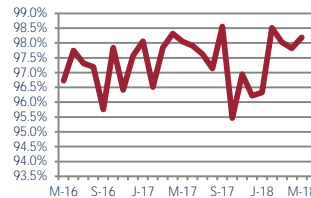
76



Up 21%
Vs. Year Ago

Sold Vs. List Price

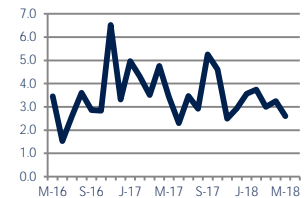
98.2%



No Change
Vs. Year Ago

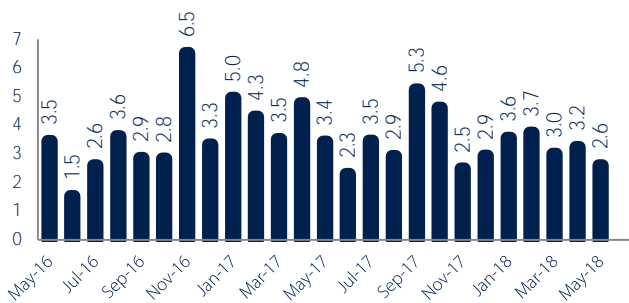
Months of Supply

2.6



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

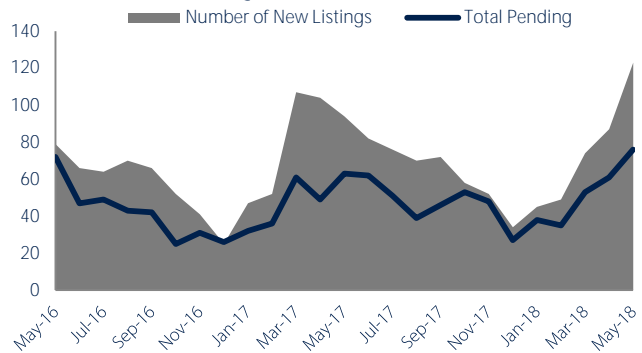
In May, there was 2.6 months of supply available in Towson, compared to 3.4 in May 2017. That is a decrease of 24% versus a year ago.

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.

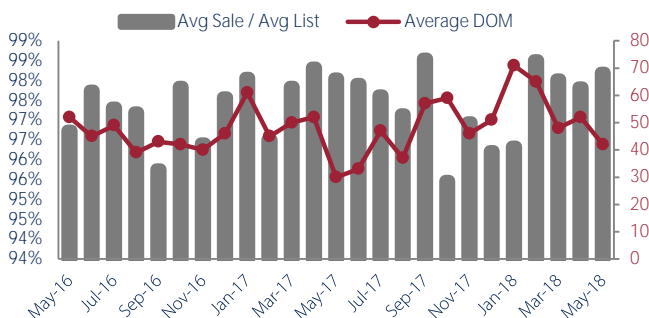
New Listings & Current Contracts

This month there were 123 homes newly listed for sale in Towson compared to 94 in May 2017, an increase of 31%. There were 76 current contracts pending sale this May compared to 63 a year ago. The number of current contracts is 21% 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 98.2% 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 42, higher than the average last year, which was 30, an increase of 40%.



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