

June 2014

21204, Towson, MD

Sold Summary

	Jun 2014	Jun 2013	% Change
Sold Dollar Volume	\$8,752,000	\$11,244,500	-22.17%
Avg Sold Price	\$460,632	\$387,741	18.80%
Median Sold Price	\$379,000	\$397,000	-4.53%
Units Sold	19	29	-34.48%
Avg Days on Market	32	65	-50.77%
Avg List Price for Solds	\$475,321	\$398,734	19.21%
Avg SP to OLP Ratio	95.9%	93.7%	2.42%
Ratio of Avg SP to Avg OLP	96.4%	94.4%	2.04%
Attached Avg Sold Price	\$174,983	\$210,596	-16.91%
Detached Avg Sold Price	\$592,469	\$512,785	15.54%
Attached Units Sold	6	12	-50.00%
Detached Units Sold	13	17	-23.53%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Jun 2014	Jun 2013	% Change
Active Listings	46	44	4.55%
New Listings	21	17	23.53%
New Under Contracts	14	10	40.00%
New Contingents	6	11	-45.45%
New Pendings	20	21	-4.76%
All Pendings	36	39	-7.69%

Financing (Sold)

Assumption	0
Cash	4
Conventional	15
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	6
21 to 30	1
31 to 60	2
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	1	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	1
\$200K to \$299,999	0	0	1	1	0	0	2	0	4	2
\$300K to \$399,999	0	0	3	0	1	0	0	2	0	2
\$400K to \$499,999	0	0	2	0	0	0	0	8	1	0
\$500K to \$599,999	0	0	0	0	3	0	0	4	0	1
\$600K to \$799,999	0	0	0	0	1	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	6	1	7	0	5	30	5	11
Avg Sold Price	\$0	\$0	\$373,433	\$229,900	\$780,214	\$0	\$164,000			
Prev Year - Avg Sold Price	\$0	\$0	\$400,483	\$255,750	\$574,041	\$0	\$147,380			
Avg Sold % Change	0.00%	0.00%	-6.75%	-10.11%	35.92%	0.00%	11.28%			
Prev Year - # of Solds	0	0	6	7	11	0	5			

Active Detail