

March 2017

21204, Towson, MD

Sold Summary

| | Mar 2017 | Mar 2016 | % Change |
|----------------------------|-------------|-------------|----------|
| Sold Dollar Volume | \$4,377,752 | \$5,505,400 | -20.48% |
| Avg Sold Price | \$437,775 | \$423,492 | 3.37% |
| Median Sold Price | \$395,626 | \$267,000 | 48.17% |
| Units Sold | 10 | 13 | -23.08% |
| Avg Days on Market | 44 | 109 | -59.63% |
| Avg List Price for Solds | \$446,990 | \$438,400 | 1.96% |
| Avg SP to OLP Ratio | 96.5% | 92.6% | 4.20% |
| Ratio of Avg SP to Avg OLP | 96.6% | 92.6% | 4.38% |
| Attached Avg Sold Price | \$235,875 | \$229,483 | 2.79% |
| Detached Avg Sold Price | \$572,375 | \$589,786 | -2.95% |
| Attached Units Sold | 4 | 6 | -33.33% |
| Detached Units Sold | 6 | 7 | -14.29% |

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

| | Mar 2017 | Mar 2016 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 57 | 54 | 5.56% |
| New Listings | 50 | 26 | 92.31% |
| New Under Contracts | 14 | 9 | 55.56% |
| New Contingents | 12 | 5 | 140.00% |
| New Pendings | 26 | 14 | 85.71% |
| All Pendings | 28 | 24 | 16.67% |

Financing (Sold)

| | |
|--------------|---|
| Assumption | 0 |
| Cash | 2 |
| Conventional | 6 |
| FHA | 0 |
| Other | 2 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 1 |
| 1 to 10 | 3 |
| 11 to 20 | 1 |
| 21 to 30 | 0 |
| 31 to 60 | 3 |
| 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 | 1 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 2 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 6 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 8 | 1 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 6 | 0 | 1 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 6 | 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 |
| Total | 0 | 0 | 0 | 1 | 6 | 0 | 3 | 36 | 5 | 16 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$492,000 | \$572,375 | \$0 | \$150,500 | | | |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$419,200 | \$217,450 | \$1,016,250 | \$0 | \$235,500 | | | |
| Avg Sold % Change | 0.00% | 0.00% | 0.00% | 126.26% | -43.68% | 0.00% | -36.09% | | | |
| Prev Year - # of Solds | 0 | 0 | 5 | 2 | 2 | 0 | 4 | | | |

Active Detail