

August 2025  
21204, Towson, MD

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$6,158,589	\$9,845,899	-37.45%
Avg Sold Price	\$415,260	\$702,314	-40.87%
Median Sold Price	\$450,000	\$589,700	-23.69%
Units Sold	15	14	7.14%
Avg Days on Market	25	14	78.57%
Avg List Price for Solds	\$410,572	\$703,278	-41.62%
Avg SP to OLP Ratio	102.8%	97.8%	5.05%
Ratio of Avg SP to Avg OLP	100.8%	96.9%	4.02%
Attached Avg Sold Price	\$149,975	\$422,000	-64.46%
Detached Avg Sold Price	\$511,727	\$858,044	-40.36%
Attached Units Sold	4	5	-20.00%
Detached Units Sold	11	9	22.22%

- 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

	Aug 2025	Aug 2024	% Change
Active Listings	25	21	19.05%
New Listings	12	12	0.00%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	12	9	33.33%
All Pending	15	12	25.00%

Financing (Sold)

Assumption	0
Cash	5
Conventional	7
FHA	0
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	3
21 to 30	2
31 to 60	3
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	1	0	1	0	1
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	2	0	1	0	0
\$500K to \$599,999	0	0	2	0	0	0	0
\$600K to \$799,999	0	0	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	5	0	6	0	4
Avg Sold Price	\$0	\$0	\$452,000	\$0	\$561,500	\$0	\$149,975
Prev Year - Avg Sold Price	\$0	\$0	\$553,500	\$635,000	\$945,057	\$395,000	\$222,500
Avg Sold % Change	0.00%	0.00%	-18.34%	0.00%	-40.59%	0.00%	-32.60%
Prev Year - # of Solds	0	0	2	2	7	1	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	2
1	3	2
1	0	0
1	2	0
4	2	0
2	0	0
5	0	0
0	0	0
0	0	0
14	7	4