

February 2024  
21204, Towson, MD

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$2,754,799	\$5,781,400	-52.35%
Avg Sold Price	\$406,142	\$549,440	-26.08%
Median Sold Price	\$296,000	\$387,450	-23.60%
Units Sold	7	11	-36.36%
Avg Days on Market	17	18	-5.56%
Avg List Price for Solds	\$393,542	\$525,581	-25.12%
Avg SP to OLP Ratio	113.8%	104.5%	8.87%
Ratio of Avg SP to Avg OLP	102.1%	103.7%	-1.53%
Attached Avg Sold Price	\$316,750	\$222,225	42.54%
Detached Avg Sold Price	\$525,333	\$736,421	-28.66%
Attached Units Sold	4	4	0.00%
Detached Units Sold	3	7	-57.14%

- 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

	Feb 2024	Feb 2023	% Change
Active Listings	15	9	66.67%
New Listings	8	15	-46.67%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	8	16	-50.00%
All Pendings	13	19	-31.58%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
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	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	1	1	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	1	0	0	1	0
\$600K to \$799,999	0	0	0	0	1	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	1	2	0	1	1	2
Avg Sold Price	\$0	\$278,000	\$418,000	\$0	\$740,000	\$540,000	\$224,500
Prev Year - Avg Sold Price	\$0	\$0	\$450,816	\$305,000	\$950,625	\$0	\$194,633
Avg Sold % Change	0.00%	0.00%	-7.28%	0.00%	-22.16%	0.00%	15.35%
Prev Year - # of Solds	0	0	3	1	4	0	3

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	1
0	0	0
0	0	2
0	0	1
0	0	2
2	0	0
2	0	0
1	0	0
1	0	0
2	0	0
1	0	0
0	0	0
9	0	6