

January 2024

21204, Towson, MD

Sold Summary

	Jan 2024	Jan 2023	% Change
Sold Dollar Volume	\$5,763,490	\$1,649,000	249.51%
Avg Sold Price	\$440,146	\$594,666	-25.98%
Median Sold Price	\$305,000	\$775,000	-60.65%
Units Sold	13	3	333.33%
Avg Days on Market	39	11	254.55%
Avg List Price for Solds	\$443,345	\$549,666	-19.34%
Avg SP to OLP Ratio	96.6%	105.9%	-8.73%
Ratio of Avg SP to Avg OLP	97.2%	108.2%	-10.12%
Attached Avg Sold Price	\$237,414	\$196,000	21.13%
Detached Avg Sold Price	\$676,666	\$794,000	-14.78%
Attached Units Sold	7	1	600.00%
Detached Units Sold	6	2	200.00%

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

	Jan 2024	Jan 2023	% Change
Active Listings	13	15	-13.33%
New Listings	13	14	-7.14%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	11	12	-8.33%
All Pendings	13	13	0.00%

Financing (Sold)

Assumption	0
Cash	7
Conventional	6
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	4
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	2
91 to 120	2
121 to 180	2
181 to 360	0
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	0	0	0	1
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	3
\$200K to \$299,999	0	0	0	1	0	0	4	0	0	0
\$300K to \$399,999	1	0	1	0	1	0	1	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	2	1	0
\$600K to \$799,999	0	0	2	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	3	1	2	0	6	5	1	7
Avg Sold Price	\$365,000	\$0	\$590,000	\$259,000	\$962,500	\$0	\$233,816			
Prev Year - Avg Sold Price	\$0	\$0	\$813,000	\$0	\$775,000	\$0	\$196,000			
Avg Sold % Change	0.00%	0.00%	-27.43%	0.00%	24.19%	0.00%	19.29%			
Prev Year - # of Solds	0	0	1	0	1	0	1			

Active Detail