

March 2024

21204, Towson, MD

Sold Summary

	Mar 2024	Mar 2023	% Change
Sold Dollar Volume	\$5,812,400	\$9,822,569	-40.83%
Avg Sold Price	\$702,211	\$630,087	11.45%
Median Sold Price	\$475,000	\$536,750	-11.50%
Units Sold	9	16	-43.75%
Avg Days on Market	19	33	-42.42%
Avg List Price for Solds	\$645,822	\$613,910	5.20%
Avg SP to OLP Ratio	108.7%	99.6%	9.11%
Ratio of Avg SP to Avg OLP	107.3%	99.8%	7.54%
Attached Avg Sold Price	\$338,333	\$302,500	11.85%
Detached Avg Sold Price	\$884,150	\$676,885	30.62%
Attached Units Sold	3	2	50.00%
Detached Units Sold	6	14	-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

	Mar 2024	Mar 2023	% Change
Active Listings	22	10	120.00%
New Listings	19	18	5.56%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	18	17	5.88%
All Pendings	21	19	10.53%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	1
21 to 30	1
31 to 60	1
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	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	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	0	0	0	0	0	1	2
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	1
\$400K to \$499,999	1	0	2	0	0	0	0	3	0	0
\$500K to \$599,999	0	0	1	1	0	0	0	3	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	2	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	2	0	0	2	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	1	0	3	1	2	0	2	13	1	8
Avg Sold Price	\$425,000	\$0	\$490,166	\$555,000	\$1,704,700	\$0	\$230,000			
Prev Year - Avg Sold Price	\$0	\$0	\$463,300	\$302,500	\$735,136	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	5.80%	83.47%	131.89%	0.00%	0.00%			
Prev Year - # of Solds	0	0	3	2	11	0	0			

Active Detail