

October 2023

21204, Towson, MD

Sold Summary

	Oct 2023	Oct 2022	% Change
Sold Dollar Volume	\$4,284,770	\$12,194,800	-64.86%
Avg Sold Price	\$738,833	\$914,692	-19.23%
Median Sold Price	\$479,500	\$641,000	-25.20%
Units Sold	6	14	-57.14%
Avg Days on Market	19	30	-36.67%
Avg List Price for Solds	\$714,128	\$938,061	-23.87%
Avg SP to OLP Ratio	100.8%	97.4%	3.50%
Ratio of Avg SP to Avg OLP	103.5%	96.4%	7.30%
Attached Avg Sold Price	\$265,000	\$235,000	12.77%
Detached Avg Sold Price	\$975,750	\$1,038,272	-6.02%
Attached Units Sold	2	2	0.00%
Detached Units Sold	4	12	-66.67%

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

	Oct 2023	Oct 2022	% Change
Active Listings	26	13	100.00%
New Listings	16	9	77.78%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	11	14	-21.43%
All Pendings	12	12	0.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	3
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	1
21 to 30	0
31 to 60	2
61 to 90	0
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	0	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	0	1	0	0	1	0	2	4
\$300K to \$399,999	0	0	0	0	0	0	0	2	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	2	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	1	0	0	0	0	5	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	2	0	0	5	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	1	1	2	0	1	17	2	7
Avg Sold Price	\$244,000	\$0	\$669,000	\$290,000	\$1,495,000	\$0	\$240,000			
Prev Year - Avg Sold Price	\$0	\$0	\$533,333	\$0	\$1,227,625	\$0	\$235,000			
Avg Sold % Change	0.00%	0.00%	25.44%	0.00%	21.78%	0.00%	2.13%			
Prev Year - # of Solds	0	0	3	0	9	0	2			

Active Detail