



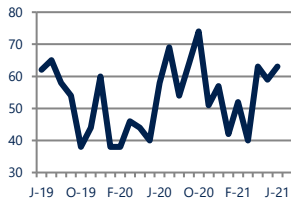
Focus On: Towson Housing Market

June 2021

Zip Code(s): 21286 and 21204

Units Sold

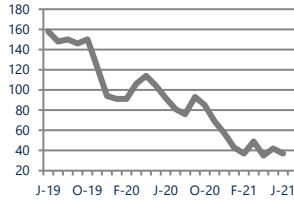
63



Up 9%
Vs. Year Ago

Active Inventory

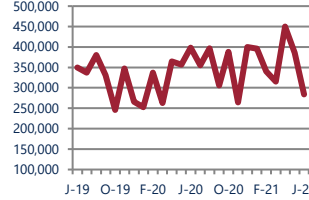
37



Down -60%
Vs. Year Ago

Median Sale Price

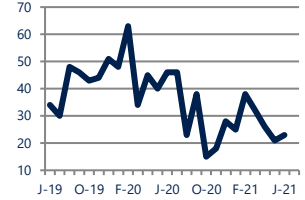
\$284,000



Down -29%
Vs. Year Ago

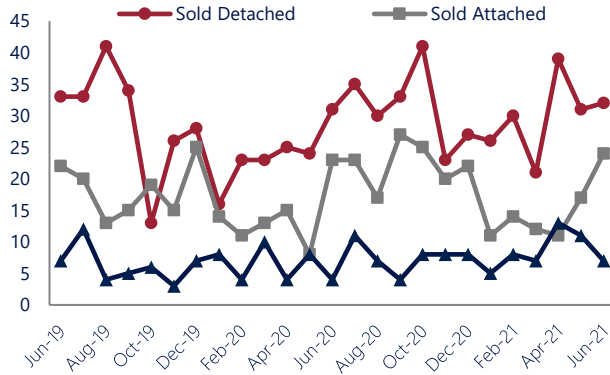
Days On Market

23



Down -50%
Vs. Year Ago

Units Sold*



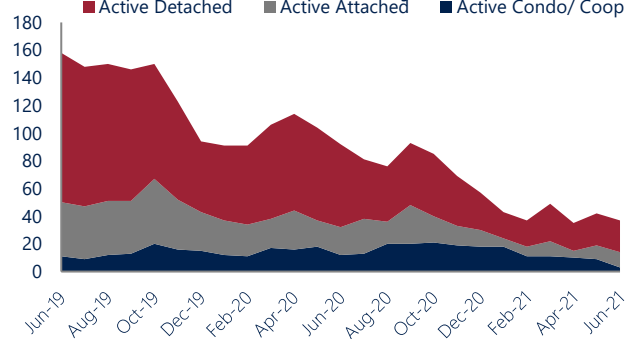
Units Sold

There was an increase in total units sold in June, with 63 sold this month in Towson versus 59 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 60%. The total number of active inventory this June was 37 compared to 92 in June 2020. This month's total of 37 is lower than the previous month's total supply of available inventory of 42, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Towson Homes was \$397,950. This June, the median sale price was \$284,000, a decrease of \$113,950 compared to last year. The current median sold price is lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Towson are defined as properties listed in zip code/s 21286 and 21204.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





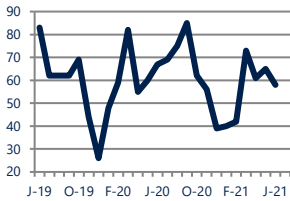
Focus On: Towson Housing Market

June 2021

Zip Code(s): 21286 and 21204

New Listings

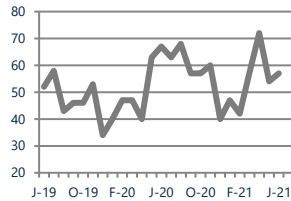
58



Down -13%
Vs. Year Ago

Current Contracts

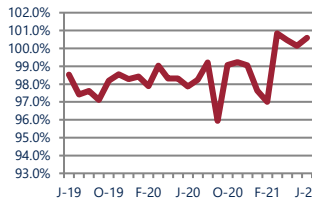
57



Down -15%
Vs. Year Ago

Sold Vs. List Price

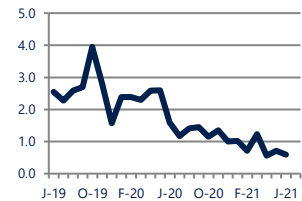
100.6%



Up 2.8%
Vs. Year Ago

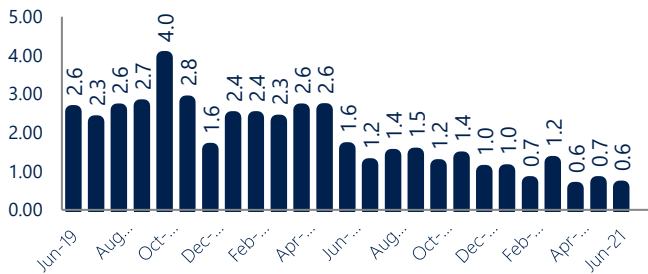
Months of Supply

0.6



Down -63%
Vs. Year Ago

Months Of Supply



Months of Supply

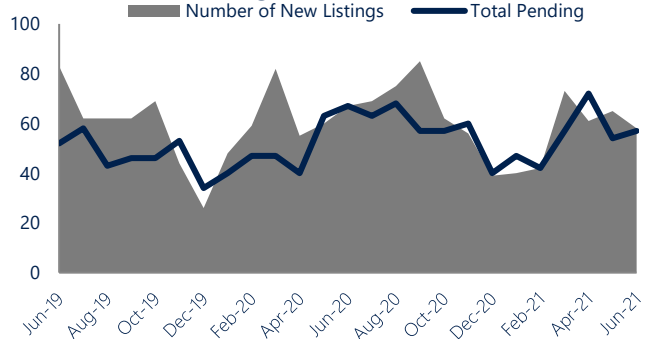
In June, there was 0.6 months of supply available in Towson, compared to 1.6 in June 2020. That is a decrease of 63% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

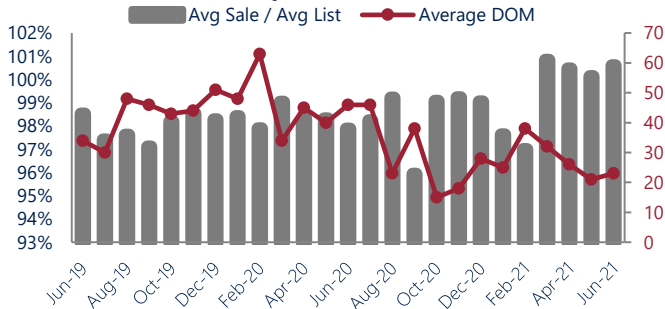
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Towson compared to 67 in June 2020, a decrease of 13%. There were 57 current contracts pending sale this June compared to 67 a year ago. The number of current contracts is 15% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Towson was 100.6% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 46, a decrease of 50%.

Towson are defined as properties listed in zip code/s 21286 and 21204.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

