



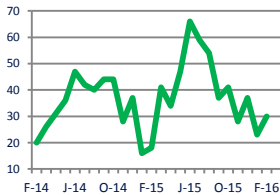
Focus On: Towson Housing Market

February 2016

Zip Code(s): 21286 and 21204

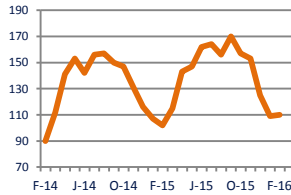
Units Sold

30



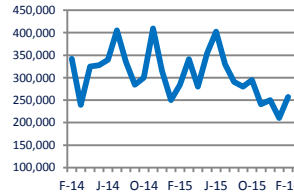
Active Inventory

110



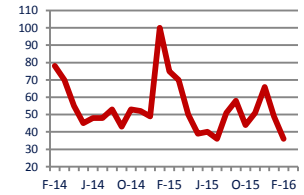
Median Sale Price

\$257,500



Days On Market

36

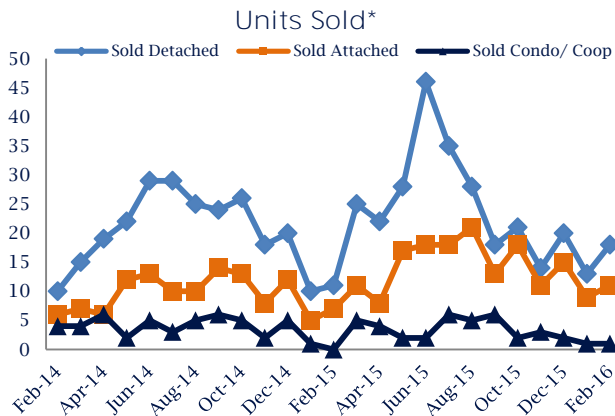


Up
Vs. Year Ago

Up 8%
Vs. Year Ago

Down -9%
Vs. Year Ago

Down
Vs. Year Ago

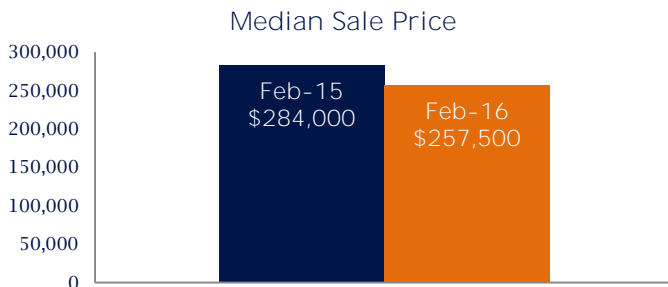
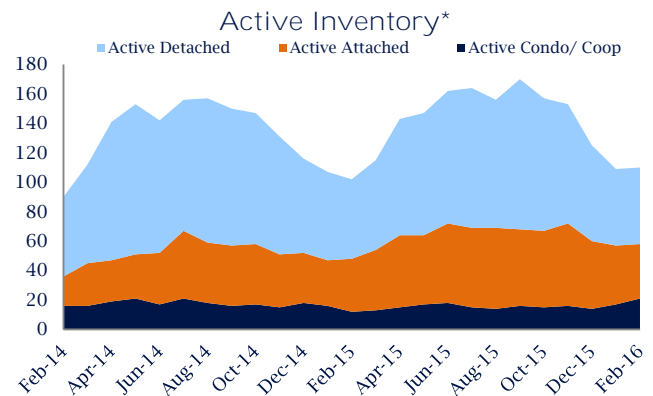


Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 30 sold this month in Towson. This month's total units sold was higher than at this time last year, an increase from February 2015.

Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 8%. The total number of active inventory this February was 110 compared to 102 in February 2015. This month's total of 110 is higher than the previous month's total supply of available inventory of 109, an increase of 1%.



Median Sale Price

Last February, the median sale price for Towson Homes was \$284,000. This February, the median sale price was \$257,500, a decrease of 9% or \$26,500 compared to last year. The current median sold price is 23% higher than in January.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





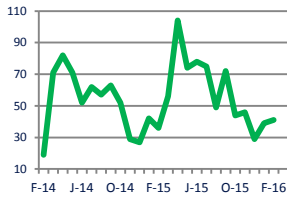
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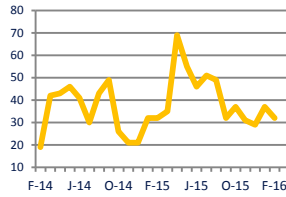
New Listings

41



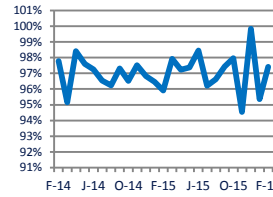
Current Contracts

32



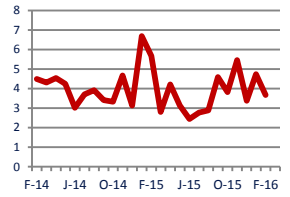
Sold Vs. List Price

97.4%



Months of Supply

3.7



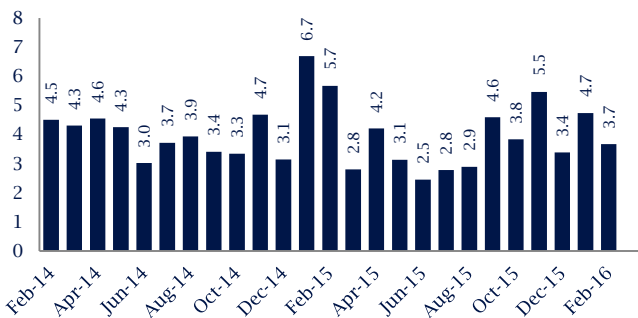
Up 14%
Vs. Year Ago

No Change
Vs. Year Ago

Up 1.6%
Vs. Year Ago

Down -35%
Vs. Year Ago

Months Of Supply



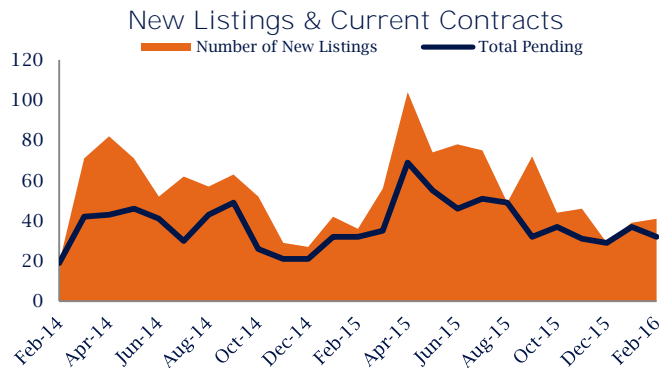
Months of Supply

In February, there was 3.7 months of supply available in Towson, compared to 5.7 in February 2015. That is a decrease of 35% versus a year ago.

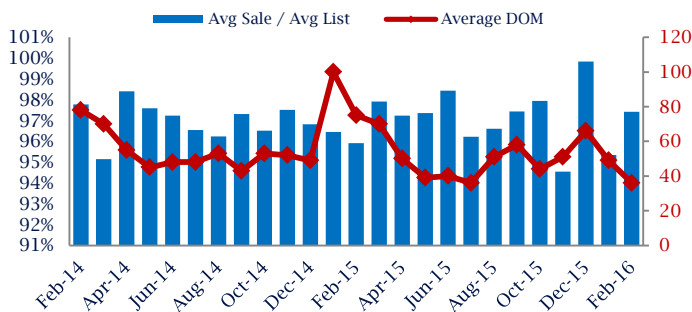
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Towson compared to 36 in February 2015, an increase of 14%. There were 32 current contracts pending sale this February, consistent with the volume a year ago. The number of current contracts is 14% lower than last month.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Towson was 97.4% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 75. This decrease was impacted by the limited number of sales.

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