

May 2016

Baltimore County, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$262,461,138	\$233,043,832	12.62%
Avg Sold Price	\$270,858	\$266,946	1.47%
Median Sold Price	\$230,000	\$221,500	3.84%
Units Sold	969	873	11.00%
Avg Days on Market	68	77	-11.69%
Avg List Price for Solds	\$276,735	\$273,445	1.20%
Avg SP to OLP Ratio	95.6%	95.0%	0.66%
Ratio of Avg SP to Avg OLP	96.4%	94.9%	1.52%
Attached Avg Sold Price	\$194,387	\$192,962	0.74%
Detached Avg Sold Price	\$318,925	\$312,348	2.11%
Attached Units Sold	374	332	12.65%
Detached Units Sold	595	541	9.98%

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

	May 2016	May 2015	% Change
Active Listings	2,972	3,294	-9.78%
New Listings	1,554	1,653	-5.99%
New Under Contracts	815	791	3.03%
New Contingents	436	411	6.08%
New Pendings	1,251	1,203	3.99%
All Pendings	2,161	2,026	6.66%

Financing (Sold)

Assumption	0
Cash	160
Conventional	379
FHA	285
Other	93
Owner	0
VA	52

Days on Market (Sold)

0	36
1 to 10	302
11 to 20	139
21 to 30	70
31 to 60	101
61 to 90	60
91 to 120	51
121 to 180	96
181 to 360	99
361 to 720	15
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	2	2	1	1	0	0	1	24	8	3
\$50K to \$99,999	5	8	13	37	2	1	18	54	62	16
\$100K to \$149,999	8	8	30	40	10	5	11	113	200	58
\$150K to \$199,999	8	4	61	59	25	3	21	230	164	63
\$200K to \$299,999	5	1	91	76	76	10	18	479	160	68
\$300K to \$399,999	2	1	47	15	68	10	8	299	69	39
\$400K to \$499,999	0	1	10	4	51	5	1	238	20	7
\$500K to \$599,999	0	0	6	2	42	1	1	178	11	4
\$600K to \$799,999	0	0	2	0	16	1	0	202	5	2
\$800K to \$999,999	0	0	0	0	7	0	0	80	1	1
\$1M to \$2,499,999	0	0	0	0	6	0	0	97	0	1
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	15	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	30	25	261	234	304	36	79	2,010	700	262
Avg Sold Price	\$153,057	\$139,488	\$237,874	\$189,842	\$404,880	\$293,581	\$180,023			
Prev Year - Avg Sold Price	\$140,903	\$136,984	\$233,314	\$188,115	\$406,050	\$303,074	\$190,821			
Avg Sold % Change	8.63%	1.83%	1.95%	0.92%	-0.29%	-3.13%	-5.66%			
Prev Year - # of Solds	42	25	229	194	270	23	90			

Active Detail