

August 2016

Baltimore County, MD

Sold Summary

	Aug 2016	Aug 2015	% Change
Sold Dollar Volume	\$268,842,043	\$234,129,223	14.83%
Avg Sold Price	\$269,111	\$251,752	6.90%
Median Sold Price	\$225,000	\$215,000	4.65%
Units Sold	999	930	7.42%
Avg Days on Market	55	66	-16.67%
Avg List Price for Solds	\$275,513	\$259,331	6.24%
Avg SP to OLP Ratio	95.6%	95.0%	0.66%
Ratio of Avg SP to Avg OLP	96.0%	95.2%	0.85%
Attached Avg Sold Price	\$186,670	\$188,782	-1.12%
Detached Avg Sold Price	\$324,856	\$292,800	10.95%
Attached Units Sold	403	367	9.81%
Detached Units Sold	596	563	5.86%

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

	Aug 2016	Aug 2015	% Change
Active Listings	3,021	3,484	-13.29%
New Listings	1,304	1,248	4.49%
New Under Contracts	771	711	8.44%
New Contingents	316	310	1.94%
New Pendings	1,087	1,021	6.46%
All Pendings	1,844	1,677	9.96%

Financing (Sold)

Assumption	0
Cash	221
Conventional	374
FHA	275
Other	85
Owner	0
VA	44

Days on Market (Sold)

0	34
1 to 10	248
11 to 20	170
21 to 30	75
31 to 60	188
61 to 90	109
91 to 120	61
121 to 180	43
181 to 360	62
361 to 720	7
721+	2

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	4	2	4	4	0	0	0	17	8	4
\$50K to \$99,999	13	10	15	34	3	0	12	42	63	19
\$100K to \$149,999	10	12	31	49	12	5	24	117	190	63
\$150K to \$199,999	8	6	45	56	19	5	25	256	170	54
\$200K to \$299,999	6	3	86	75	88	14	19	513	210	59
\$300K to \$399,999	3	0	37	18	67	8	13	319	70	26
\$400K to \$499,999	0	0	14	4	53	2	2	229	9	17
\$500K to \$599,999	0	0	0	0	25	0	0	181	12	7
\$600K to \$799,999	0	0	3	1	30	0	0	175	9	2
\$800K to \$999,999	0	0	0	0	8	0	0	65	0	0
\$1M to \$2,499,999	0	0	0	0	11	0	0	94	0	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	15	1	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
Total	44	33	235	241	317	34	95	2,026	742	253
Avg Sold Price	\$138,662	\$122,582	\$233,758	\$185,088	\$418,233	\$252,600	\$189,350			
Prev Year - Avg Sold Price	\$157,627	\$131,836	\$231,788	\$189,699	\$365,271	\$249,121	\$183,028			
Avg Sold % Change	-12.03%	-7.02%	0.85%	-2.43%	14.50%	1.40%	3.45%			
Prev Year - # of Solds	39	30	245	200	279	35	102			

Active 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	4	2	4	4	0	0	0	17	8	4
\$50K to \$99,999	13	10	15	34	3	0	12	42	63	19
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\$800K to \$999,999	0	0	0	0	8	0	0	65	0	0
\$1M to \$2,499,999	0	0	0	0	11	0	0	94	0	2
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	15	1	0
\$5,000,000+	0	0	0	0	0	0	0	3	0	0
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