

May 2016

Carroll County, MD

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$84,165,353	\$62,172,342	35.37%
Avg Sold Price	\$322,473	\$306,268	5.29%
Median Sold Price	\$314,000	\$289,000	8.65%
Units Sold	261	203	28.57%
Avg Days on Market	79	98	-19.39%
Avg List Price for Solds	\$326,967	\$304,986	7.21%
Avg SP to OLP Ratio	96.9%	95.2%	1.83%
Ratio of Avg SP to Avg OLP	97.3%	97.0%	0.29%
Attached Avg Sold Price	\$182,298	\$182,457	-0.09%
Detached Avg Sold Price	\$349,355	\$341,530	2.29%
Attached Units Sold	42	45	-6.67%
Detached Units Sold	219	158	38.61%

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	904	960	-5.83%
New Listings	423	428	-1.17%
New Under Contracts	188	171	9.94%
New Contingents	104	126	-17.46%
New Pendings	292	297	-1.68%
All Pendings	523	489	6.95%

Financing (Sold)

Assumption	0
Cash	22
Conventional	116
FHA	57
Other	33
Owner	1
VA	32

Days on Market (Sold)

0	11
1 to 10	77
11 to 20	31
21 to 30	26
31 to 60	24
61 to 90	12
91 to 120	13
121 to 180	26
181 to 360	34
361 to 720	7
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	4	0	0
\$50K to \$99,999	1	0	0	2	0	0	0	18	3	1
\$100K to \$149,999	2	0	2	5	1	0	8	21	13	4
\$150K to \$199,999	4	1	8	5	1	1	6	46	17	6
\$200K to \$299,999	4	0	40	10	16	0	1	185	23	5
\$300K to \$399,999	0	0	35	2	38	1	0	201	7	7
\$400K to \$499,999	0	0	5	0	38	0	0	136	0	3
\$500K to \$599,999	0	0	2	0	16	0	0	99	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	77	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	15	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	12	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>11</b>	<b>1</b>	<b>92</b>	<b>24</b>	<b>116</b>	<b>2</b>	<b>15</b>	<b>815</b>	<b>63</b>	<b>26</b>
Avg Sold Price	\$190,545	\$181,000	\$289,902	\$190,681	\$411,567	\$256,250	\$159,111			
Prev Year - Avg Sold Price	\$172,766	\$151,500	\$324,499	\$196,640	\$379,217	\$214,967	\$141,828			
Avg Sold % Change	10.29%	19.47%	-10.66%	-3.03%	8.53%	19.20%	12.19%			
Prev Year - # of Solds	14	2	56	29	88	3	11			

Active Detail