## 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 | 54 | 77 | $-29.87 \%$ |
| 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
- $\mathrm{LP}=$ 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 | 23 |
| Conventional | 116 |
| FHA | 57 |
| Other | 33 |
| Owner | 1 |
| VA | 33 |

Days on Market (Sold)

| 0 | 4 |
| :--- | :---: |
| 1 to 10 | 81 |
| 11 to 20 | 30 |
| 21 to 30 | 25 |
| 31 to 60 | 31 |
| 61 to 90 | 15 |
| 91 to 120 | 12 |
| 121 to 180 | 24 |
| 181 to 360 | 33 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |
| Total | 11 | 1 | 92 | 24 | 116 | 2 | 15 | 815 | 63 | 26 |
| 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 |  |  |  |

