

# **July 2016**

## Carroll County, MD

#### **Sold Summary**

|                            | Jul 2016     | Jul 2015     | % Change |  |  |
|----------------------------|--------------|--------------|----------|--|--|
| Sold Dollar Volume         | \$85,116,869 | \$65,729,502 | 29.50%   |  |  |
| Avg Sold Price             | \$315,248    | \$316,007    | -0.24%   |  |  |
| Median Sold Price          | \$294,500    | \$298,700    | -1.41%   |  |  |
| Units Sold                 | 270          | 208          | 29.81%   |  |  |
| Avg Days on Market         | 49           | 49           | 0.00%    |  |  |
| Avg List Price for Solds   | \$321,626    | \$322,343    | -0.22%   |  |  |
| Avg SP to OLP Ratio        | 95.1%        | 95.4%        | -0.23%   |  |  |
| Ratio of Avg SP to Avg OLP | 96.2%        | 95.6%        | 0.58%    |  |  |
| Attached Avg Sold Price    | \$204,686    | \$193,840    | 5.60%    |  |  |
| Detached Avg Sold Price    | \$339,761    | \$339,044    | 0.21%    |  |  |
| Attached Units Sold        | 49           | 33           | 48.48%   |  |  |
| Detached Units Sold        | 221          | 175          | 26.29%   |  |  |

#### 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**

|                     | Jul 2016 | Jul 2015 | % Change |  |  |
|---------------------|----------|----------|----------|--|--|
| Active Listings     | 876      | 998      | -12.22%  |  |  |
| New Listings        | 326      | 347      | -6.05%   |  |  |
| New Under Contracts | 161      | 158      | 1.90%    |  |  |
| New Contingents     | 103      | 106      | -2.83%   |  |  |
| New Pendings        | 264      | 264      | 0.00%    |  |  |
| All Pendings        | 441      | 441      | 0.00%    |  |  |

#### Financing (Sold)

| Assumption   | 0   |  |
|--------------|-----|--|
| Cash         | 29  |  |
| Conventional | 117 |  |
| FHA          | 70  |  |
| Other        | 41  |  |
| Owner        | 0   |  |
| VA           | 20  |  |

#### Days on Market (Sold)

| 0          | 3  |
|------------|----|
| 1 to 10    | 51 |
| 11 to 20   | 49 |
| 21 to 30   | 32 |
| 31 to 60   | 53 |
| 61 to 90   | 32 |
| 91 to 120  | 9  |
| 121 to 180 | 11 |
| 181 to 360 | 29 |
| 361 to 720 | 5  |
| 721+       | 0  |
|            |    |

#### **Sold Detail Active Detail**

-7.58%

76

11.46%

23

|                            | Residential |             |           |             |           | Condo/Coop Active Listings |           |          | js .        |            |
|----------------------------|-------------|-------------|-----------|-------------|-----------|----------------------------|-----------|----------|-------------|------------|
|                            | 2 or        | Less BR     | 3         | BR          | 4 or l    | More BR                    | All       | Res      | idential    | Condo/Coop |
| Price Ranges               | Detached    | Attached/TH | Detached  | Attached/TH | Detached  | Attached/TH                | Attached  | Detached | Attached/TH | Attached   |
| < \$50,000                 | 0           | 0           | 3         | 0           | 0         | 0                          | 0         | 5        | 0           | 0          |
| \$50K to \$99,999          | 2           | 0           | 4         | 1           | 1         | 0                          | 1         | 16       | 3           | 0          |
| \$100K to \$149,999        | 3           | 0           | 5         | 3           | 3         | 0                          | 4         | 30       | 9           | 2          |
| \$150K to \$199,999        | 2           | 0           | 6         | 13          | 3         | 2                          | 3         | 60       | 8           | 4          |
| \$200K to \$299,999        | 3           | 2           | 35        | 10          | 29        | 3                          | 2         | 181      | 22          | 6          |
| \$300K to \$399,999        | 0           | 0           | 27        | 4           | 26        | 0                          | 1         | 183      | 3           | 6          |
| \$400K to \$499,999        | 0           | 0           | 2         | 0           | 35        | 0                          | 0         | 129      | 0           | 1          |
| \$500K to \$599,999        | 0           | 0           | 0         | 0           | 20        | 0                          | 0         | 100      | 0           | 1          |
| \$600K to \$799,999        | 0           | 0           | 1         | 0           | 10        | 0                          | 0         | 87       | 0           | 0          |
| \$800K to \$999,999        | 0           | 0           | 0         | 0           | 1         | 0                          | 0         | 12       | 0           | 0          |
| \$1M to \$2,499,999        | 0           | 0           | 0         | 0           | 0         | 0                          | 0         | 8        | 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         | 0        | 0           | 0          |
| Total                      | 10          | 2           | 83        | 31          | 128       | 5                          | 11        | 811      | 45          | 20         |
| Avg Sold Price             | \$166,794   | \$220,000   | \$261,135 | \$212,327   | \$404,259 | \$216,720                  | \$174,900 |          |             |            |
| Prev Year - Avg Sold Price | \$146,786   | \$224,000   | \$282,566 | \$190,488   | \$400,329 | \$260,000                  | \$180,583 |          |             |            |
|                            |             |             |           |             |           |                            |           |          |             |            |

0.98%

92

-16.65%

-3.15%

6



13.63%

-1.79%

Avg Sold % Change

Prev Year - # of Solds