## August 2016

Carroll County, MD

## Sold Summary

|  | Aug 2016 | Aug 2015 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 80,351,189$ | $\$ 73,197,302$ | $9.77 \%$ |
| Avg Sold Price | $\$ 317,594$ | $\$ 319,639$ | $-0.64 \%$ |
| Median Sold Price | $\$ 300,000$ | $\$ 295,000$ | $1.69 \%$ |
| Units Sold | 253 | 229 | $10.48 \%$ |
| Avg Days on Market | 55 | 62 | $-11.29 \%$ |
| Avg List Price for Solds | $\$ 323,613$ | $\$ 329,444$ | $-1.77 \%$ |
| Avg SP to OLP Ratio | $95.0 \%$ | $94.7 \%$ | $0.29 \%$ |
| Ratio of Avg SP to Avg OLP | $95.9 \%$ | $94.4 \%$ | $1.57 \%$ |
| Attached Avg Sold Price | $\$ 195,826$ | $\$ 188,506$ | $3.88 \%$ |
| Detached Avg Sold Price | $\$ 343,229$ | $\$ 344,909$ | $-0.49 \%$ |
| Attached Units Sold | 44 | 37 | $18.92 \%$ |
| Detached Units Sold | 209 | 192 | $8.85 \%$ |
|  |  |  |  |

## 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 | 828 | 1,003 | $-17.45 \%$ |
| New Listings | 287 | 293 | $-2.05 \%$ |
| New Under Contracts | 159 | 118 | $34.75 \%$ |
| New Contingents | 103 | 84 | $22.62 \%$ |
| New Pendings | 262 | 202 | $29.70 \%$ |
| All Pendings | 408 | 385 | $5.97 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 35 |
| Conventional | 111 |
| FHA | 46 |
| Other | 35 |
| Owner | 0 |
| VA | 28 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 60 |
| 11 to 20 | 41 |
| 21 to 30 | 18 |
| 31 to 60 | 57 |
| 61 to 90 | 26 |
| 91 to 120 | 15 |
| 121 to 180 | 14 |
| 181 to 360 | 24 |
| 361 to 720 | 3 |
| $721+$ | 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 | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 3 | 0 | 0 |
| \$50K to \$99,999 | 2 | 0 | 2 | 1 | 1 | 1 | 0 | 12 | 4 | 1 |
| \$100K to \$149,999 | 2 | 0 | 2 | 2 | 2 | 0 | 4 | 30 | 8 | 3 |
| \$150K to \$199,999 | 2 | 0 | 5 | 10 | 4 | 0 | 6 | 52 | 12 | 1 |
| \$200K to \$299,999 | 3 | 3 | 39 | 11 | 16 | 1 | 3 | 165 | 19 | 9 |
| \$300K to \$399,999 | 0 | 0 | 25 | 1 | 39 | 0 | 1 | 174 | 4 | 6 |
| \$400K to \$499,999 | 0 | 0 | 6 | 0 | 28 | 0 | 0 | 130 | 1 | 2 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 14 | 0 | 0 | 85 | 0 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 83 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 11 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 11 | 3 | 81 | 25 | 117 | 2 | 14 | 757 | 48 | 23 |
| Avg Sold Price | \$147,114 | \$231,633 | \$281,679 | \$196,560 | \$404,278 | \$171,500 | \$190,317 |  |  |  |
| Prev Year - Avg Sold Price | \$257,955 | \$0 | \$290,824 | \$186,706 | \$399,368 | \$180,000 | \$193,981 |  |  |  |
| Avg Sold \% Change | -42.97\% | 0.00\% | -3.14\% | 5.28\% | 1.23\% | -4.72\% | -1.89\% |  |  |  |
| Prev Year - \# of Solds | 11 | 0 | 82 | 24 | 99 | 2 | 11 |  |  |  |

