

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	62	80	-22.50%
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	34
Conventional	111
FHA	46
Other	34
Owner	0
VA	28

Days on Market (Sold)

0	5
1 to 10	62
11 to 20	37
21 to 30	20
31 to 60	55
61 to 90	25
91 to 120	14
121 to 180	14
181 to 360	17
361 to 720	4
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	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			

Active Detail