

February 2017
Howard County, MD

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$90,043,449	\$101,831,862	-11.58%
Avg Sold Price	\$413,043	\$400,913	3.03%
Median Sold Price	\$377,450	\$349,730	7.93%
Units Sold	218	254	-14.17%
Avg Days on Market	67	67	0.00%
Avg List Price for Solds	\$427,695	\$409,462	4.45%
Avg SP to OLP Ratio	95.2%	94.4%	0.86%
Ratio of Avg SP to Avg OLP	95.6%	94.8%	0.83%
Attached Avg Sold Price	\$312,853	\$294,347	6.29%
Detached Avg Sold Price	\$501,141	\$486,317	3.05%
Attached Units Sold	102	113	-9.73%
Detached Units Sold	116	141	-17.73%

- 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

	Feb 2017	Feb 2016	% Change
Active Listings	707	913	-22.56%
New Listings	382	399	-4.26%
New Under Contracts	205	227	-9.69%
New Contingents	133	120	10.83%
New Pendings	338	347	-2.59%
All Pendings	611	618	-1.13%

Financing (Sold)

Assumption	0
Cash	31
Conventional	124
FHA	29
Other	35
Owner	1
VA	19

Days on Market (Sold)

0	6
1 to 10	33
11 to 20	17
21 to 30	13
31 to 60	45
61 to 90	29
91 to 120	19
121 to 180	38
181 to 360	33
361 to 720	9
721+	1

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	2
\$100K to \$149,999	0	0	0	0	0	0	6
\$150K to \$199,999	1	2	0	2	1	0	6
\$200K to \$299,999	0	4	11	11	3	4	16
\$300K to \$399,999	1	0	8	15	14	5	5
\$400K to \$499,999	0	0	12	8	20	3	3
\$500K to \$599,999	0	0	1	0	16	2	2
\$600K to \$799,999	0	0	0	3	15	3	0
\$800K to \$999,999	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	6	32	39	82	17	40
Avg Sold Price	\$272,500	\$226,655	\$361,213	\$348,183	\$561,324	\$420,265	\$245,688
Prev Year - Avg Sold Price	\$185,000	\$256,680	\$338,803	\$320,740	\$547,243	\$352,264	\$225,777
Avg Sold % Change	47.30%	-11.70%	6.61%	8.56%	2.57%	19.30%	8.82%
Prev Year - # of Solds	3	5	36	48	102	24	36

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	1	0
1	0	0
2	0	3
2	2	28
14	24	43
61	48	26
59	22	11
73	9	6
128	6	1
76	1	0
58	0	0
0	0	0
1	0	0
476	113	118