

February 2017
Baltimore City, MD

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$97,078,271	\$77,155,505	25.82%
Avg Sold Price	\$163,431	\$139,270	17.35%
Median Sold Price	\$98,050	\$82,950	18.20%
Units Sold	594	554	7.22%
Avg Days on Market	84	95	-11.58%
Avg List Price for Solds	\$187,731	\$154,326	21.65%
Avg SP to OLP Ratio	92.0%	87.4%	5.23%
Ratio of Avg SP to Avg OLP	94.1%	92.0%	2.35%
Attached Avg Sold Price	\$146,294	\$127,855	14.42%
Detached Avg Sold Price	\$226,448	\$180,119	25.72%
Attached Units Sold	467	433	7.85%
Detached Units Sold	127	121	4.96%

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	2,602	2,966	-12.27%
New Listings	1,028	1,073	-4.19%
New Under Contracts	734	682	7.62%
New Contingents	192	209	-8.13%
New Pendings	926	891	3.93%
All Pendings	1,551	1,472	5.37%

Financing (Sold)

Assumption	0
Cash	289
Conventional	151
FHA	100
Other	41
Owner	1
VA	12

Days on Market (Sold)

0	19
1 to 10	76
11 to 20	77
21 to 30	60
31 to 60	96
61 to 90	74
91 to 120	41
121 to 180	73
181 to 360	64
361 to 720	13
721+	1

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	3	43	5	110	3	12	3	34	568	6
\$50K to \$99,999	4	21	15	54	12	8	6	59	381	28
\$100K to \$149,999	1	11	1	32	7	7	7	66	336	28
\$150K to \$199,999	1	4	11	20	9	6	0	120	186	36
\$200K to \$299,999	2	31	10	19	22	3	10	114	203	41
\$300K to \$399,999	0	6	2	28	5	4	3	37	110	19
\$400K to \$499,999	0	0	0	7	3	3	1	14	42	9
\$500K to \$599,999	0	0	1	3	2	1	1	16	38	13
\$600K to \$799,999	0	0	0	0	4	1	0	10	23	8
\$800K to \$999,999	0	0	0	0	2	0	1	7	8	14
\$1M to \$2,499,999	0	0	0	0	2	0	0	6	4	10
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	5
\$5,000,000+	0	0	0	0	0	0	1	0	0	2
Total	11	116	45	273	71	45	33	484	1,899	219
Avg Sold Price	\$103,120	\$126,469	\$150,543	\$121,129	\$293,663	\$168,028	\$394,534			
Prev Year - Avg Sold Price	\$59,650	\$121,709	\$130,753	\$108,502	\$231,210	\$194,436	\$202,436			
Avg Sold % Change	72.88%	3.91%	15.14%	11.64%	27.01%	-13.58%	94.89%			
Prev Year - # of Solds	5	97	53	256	63	52	28			

Active Detail