## 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 | 70 | 76 | $-7.89 \%$ |
| 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 | 305 |
| Conventional | 160 |
| FHA | 107 |
| Other | 44 |
| Owner | 1 |
| VA | 12 |

Days on Market (Sold)

| 0 | 5 |
| :--- | :---: |
| 1 to 10 | 74 |
| 11 to 20 | 85 |
| 21 to 30 | 60 |
| 31 to 60 | 109 |
| 61 to 90 | 82 |
| 91 to 120 | 52 |
| 121 to 180 | 76 |
| 181 to 360 | 66 |
| 361 to 720 | 14 |
| $721+$ | 1 |

## 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 | 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 |  |  |  |

