# **March 2017** Baltimore City, MD

# **Sold Summary**

	Mar 2017	Mar 2016	% Change	
Sold Dollar Volume	\$128,332,752	\$94,760,252	35.43%	
Avg Sold Price	\$170,655	\$148,063	15.26%	
Median Sold Price	\$129,250	\$107,450	20.29%	
Units Sold	752	640	17.50%	
Avg Days on Market	73	71	2.82%	
Avg List Price for Solds	\$184,482	\$162,624	13.44%	
Avg SP to OLP Ratio	92.2%	89.7%	2.72%	
Ratio of Avg SP to Avg OLP	94.4%	92.7%	1.83%	
Attached Avg Sold Price	\$160,229	\$138,844	15.40%	
Detached Avg Sold Price	\$208,037	\$185,671	12.05%	
Attached Units Sold	588	514	14.40%	
Detached Units Sold	164	126	30.16%	

#### 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

	Mar 2017	Mar 2016	% Change	
Active Listings	2,703	3,144	-14.03%	
New Listings	1,385	1,422	-2.60%	
New Under Contracts	858	772	11.14%	
New Contingents	253	224	12.95%	
New Pendings	1,111	996	11.55%	
All Pendings	1,712	1,644	4.14%	

#### Financing (Sold)

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Assumption	0				
Cash	353				
Conventional	193				
FHA	146				
Other	76				
Owner	4				
VA	30				

## **Days on Market (Sold)**

0	9
1 to 10	132
11 to 20	115
21 to 30	85
31 to 60	111
61 to 90	78
91 to 120	65
121 to 180	93
181 to 360	92
361 to 720	19
721+	3

# **Active Detail**

#### **Sold Detail**

	Residential					Condo/Coop	oop Active Listings			
	2 or	Less BR	3	BR	4 or l	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	6	28	7	122	7	20	2	34	554	10
\$50K to \$99,999	4	28	17	60	10	10	8	58	363	25
\$100K to \$149,999	3	12	8	42	8	12	6	67	324	21
\$150K to \$199,999	0	15	18	21	11	10	5	118	224	33
\$200K to \$299,999	0	38	12	48	26	5	8	121	233	37
\$300K to \$399,999	0	13	3	22	6	12	6	40	141	23
\$400K to \$499,999	0	0	1	15	6	4	2	23	57	9
\$500K to \$599,999	0	0	2	2	3	1	1	19	33	17
\$600K to \$799,999	0	0	0	4	4	3	0	17	24	13
\$800K to \$999,999	0	0	0	1	1	0	0	11	9	14
\$1M to \$2,499,999	0	0	0	0	1	1	0	9	3	12
\$2.5M to \$4,999,999	0	0	0	0	0	0	1	1	0	4
\$5,000,000+	0	0	0	0	0	0	0	0	0	2
Total	13	134	68	337	83	78	39	518	1,965	220
Avg Sold Price	\$64,302	\$151,874	\$164,009	\$139,444	\$266,622	\$199,501	\$290,000			
Prev Year - Avg Sold Price	\$90,700	\$129,029	\$164,741	\$127,735	\$214,458	\$163,382	\$212,133			
Avg Sold % Change	-29.10%	17.71%	-0.44%	9.17%	24.32%	22.11%	36.71%			
Prev Year - # of Solds	4	103	63	312	59	57	42			