

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	90	92	-2.17%
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)

Assumption	0
Cash	328
Conventional	182
FHA	138
Other	72
Owner	4
VA	28

Days on Market (Sold)

0	31
1 to 10	125
11 to 20	103
21 to 30	72
31 to 60	86
61 to 90	74
91 to 120	60
121 to 180	88
181 to 360	93
361 to 720	15
721+	5

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	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
<b>Total</b>	<b>13</b>	<b>134</b>	<b>68</b>	<b>337</b>	<b>83</b>	<b>78</b>	<b>39</b>	<b>518</b>	<b>1,965</b>	<b>220</b>
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			

Active Detail