## 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)

| 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 |

## 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 | 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 |  |  |  |

