

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 | 107 | 109 | -1.83% |
| 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 | 2 |
| 1 to 10 | 89 |
| 11 to 20 | 107 |
| 21 to 30 | 79 |
| 31 to 60 | 134 |
| 61 to 90 | 80 |
| 91 to 120 | 68 |
| 121 to 180 | 94 |
| 181 to 360 | 107 |
| 361 to 720 | 37 |
| 721+ | 4 |

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 |
| 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 | | | |

Active Detail