

December 2018

Baltimore County, MD

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$194,658,897	\$240,179,327	-18.95%
Avg Sold Price	\$283,346	\$283,565	-0.08%
Median Sold Price	\$240,000	\$235,000	2.13%
Units Sold	687	847	-18.89%
Avg Days on Market	67	86	-22.09%
Avg List Price for Solds	\$287,914	\$292,714	-1.64%
Avg SP to OLP Ratio	95.7%	94.5%	1.26%
Ratio of Avg SP to Avg OLP	96.4%	94.8%	1.69%
Attached Avg Sold Price	\$207,628	\$198,638	4.53%
Detached Avg Sold Price	\$337,674	\$334,617	0.91%
Attached Units Sold	287	318	-9.75%
Detached Units Sold	400	529	-24.39%

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

	Dec 2018	Dec 2017	% Change
Active Listings	2,054	1,922	6.87%
New Listings	650	652	-0.31%
New Under Contracts	563	536	5.04%
New Contingents	150	160	-6.25%
New Pendings	713	696	2.44%
All Pendings	1,217	1,199	1.50%

Financing (Sold)

Assumption	0
Cash	133
Conventional	343
FHA	147
Other	31
Owner	3
VA	30

Days on Market (Sold)

0	28
1 to 10	113
11 to 20	85
21 to 30	71
31 to 60	141
61 to 90	89
91 to 120	54
121 to 180	56
181 to 360	35
361 to 720	13
721+	1

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	4	0	1	1	0	0	0	6	12	3
\$50K to \$99,999	1	3	4	15	1	0	4	26	17	6
\$100K to \$149,999	9	8	15	32	3	0	15	49	64	28
\$150K to \$199,999	12	1	33	48	10	2	20	119	106	43
\$200K to \$299,999	3	5	69	64	54	11	15	438	179	49
\$300K to \$399,999	1	0	25	15	52	7	10	246	74	24
\$400K to \$499,999	1	0	9	5	31	1	2	146	17	2
\$500K to \$599,999	0	0	2	0	27	1	1	116	6	1
\$600K to \$799,999	0	0	1	0	18	0	1	124	6	1
\$800K to \$999,999	0	0	0	0	6	0	0	55	0	0
\$1M to \$2,499,999	0	0	0	0	8	0	0	75	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	11	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	31	17	159	180	210	22	68	1,413	481	158
Avg Sold Price	\$157,371	\$148,250	\$246,687	\$200,172	\$433,180	\$291,030	\$215,228			
Prev Year - Avg Sold Price	\$193,203	\$130,350	\$263,855	\$191,148	\$407,426	\$289,791	\$200,321			
Avg Sold % Change	-18.55%	13.73%	-6.51%	4.72%	6.32%	0.43%	7.44%			
Prev Year - # of Solds	29	23	225	195	275	32	68			

Active 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	4	0	1	1	0	0	0	6	12	3
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\$1M to \$2,499,999	0	0	0	0	8	0	0	75	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	11	0	0
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