

July 2014

21030, Cockeysville, MD

Sold Summary

	Jul 2014	Jul 2013	% Change
Sold Dollar Volume	\$7,496,300	\$9,395,900	-20.22%
Avg Sold Price	\$340,741	\$447,424	-23.84%
Median Sold Price	\$323,500	\$266,000	21.62%
Units Sold	22	21	4.76%
Avg Days on Market	53	84	-36.90%
Avg List Price for Solds	\$357,377	\$463,724	-22.93%
Avg SP to OLP Ratio	94.5%	96.4%	-1.92%
Ratio of Avg SP to Avg OLP	94.3%	96.4%	-2.18%
Attached Avg Sold Price	\$282,600	\$214,908	31.50%
Detached Avg Sold Price	\$389,192	\$757,444	-48.62%
Attached Units Sold	10	12	-16.67%
Detached Units Sold	12	9	33.33%

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

	Jul 2014	Jul 2013	% Change
Active Listings	96	83	15.66%
New Listings	33	26	26.92%
New Under Contracts	9	17	-47.06%
New Contingents	8	3	166.67%
New Pendings	17	20	-15.00%
All Pendings	24	32	-25.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	13
FHA	3
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	7
21 to 30	1
31 to 60	2
61 to 90	4
91 to 120	1
121 to 180	2
181 to 360	1
361 to 720	0
721+	0

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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	1	0	6
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	4
\$200K to \$299,999	0	0	3	2	1	0	2	6	2	12
\$300K to \$399,999	0	0	2	1	2	3	1	10	9	0
\$400K to \$499,999	0	0	0	0	1	0	0	7	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	8	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	15	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	0	0	5	3	7	3	4	63	11	22
Avg Sold Price	\$0	\$0	\$303,160	\$290,000	\$450,643	\$341,333	\$233,000			
Prev Year - Avg Sold Price	\$0	\$0	\$421,750	\$246,950	\$1,026,000	\$285,375	\$157,250			
Avg Sold % Change	0.00%	0.00%	-28.12%	17.43%	-56.08%	19.61%	48.17%			
Prev Year - # of Solds	0	0	4	2	5	4	6			

Active Detail