

February 2024
21030, Cockeysville, MD

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$3,309,200	\$7,269,590	-54.48%
Avg Sold Price	\$495,171	\$451,854	9.59%
Median Sold Price	\$349,500	\$359,841	-2.87%
Units Sold	7	16	-56.25%
Avg Days on Market	12	24	-50.00%
Avg List Price for Solds	\$472,742	\$454,349	4.05%
Avg SP to OLP Ratio	101.5%	97.7%	3.91%
Ratio of Avg SP to Avg OLP	104.1%	93.4%	11.45%
Attached Avg Sold Price	\$349,100	\$306,561	13.88%
Detached Avg Sold Price	\$689,933	\$597,147	15.54%
Attached Units Sold	4	8	-50.00%
Detached Units Sold	3	8	-62.50%

- 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

	Feb 2024	Feb 2023	% Change
Active Listings	15	26	-42.31%
New Listings	22	14	57.14%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	26	18	44.44%
All Pendings	33	28	17.86%

Financing (Sold)

Assumption	0
Cash	0
Conventional	5
FHA	1
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	1	0	0	0	0
\$300K to \$399,999	0	0	0	2	0	0	1
\$400K to \$499,999	0	0	0	1	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	1	3	2	0	1
Avg Sold Price	\$0	\$0	\$279,900	\$358,833	\$894,950	\$0	\$319,900
Prev Year - Avg Sold Price	\$0	\$305,000	\$344,683	\$300,000	\$633,214	\$468,794	\$227,475
Avg Sold % Change	0.00%	0.00%	-18.79%	19.61%	41.33%	0.00%	40.63%
Prev Year - # of Solds	0	1	1	1	7	2	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
1	0	0
0	0	0
1	0	0
0	0	0
2	0	0
2	0	0
1	3	0
0	0	0
3	0	0
2	0	0
0	0	0
12	3	0