

February 2025
21030, Cockeysville, MD

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$4,257,020	\$3,309,200	28.64%
Avg Sold Price	\$475,158	\$495,171	-4.04%
Median Sold Price	\$475,000	\$349,500	35.91%
Units Sold	9	7	28.57%
Avg Days on Market	28	12	133.33%
Avg List Price for Solds	\$473,002	\$472,742	0.05%
Avg SP to OLP Ratio	99.4%	101.5%	-2.00%
Ratio of Avg SP to Avg OLP	100.1%	104.1%	-3.83%
Attached Avg Sold Price	\$393,232	\$349,100	12.64%
Detached Avg Sold Price	\$540,700	\$689,933	-21.63%
Attached Units Sold	4	4	0.00%
Detached Units Sold	5	3	66.67%

- 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 2025	Feb 2024	% Change
Active Listings	17	15	13.33%
New Listings	13	22	-40.91%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	17	26	-34.62%
All Pendings	30	33	-9.09%

Financing (Sold)

Assumption	0
Cash	4
Conventional	5
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	2
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	0
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	0	0	0	0	1
\$300K to \$399,999	0	0	0	1	0	0	1
\$400K to \$499,999	0	0	2	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	1	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	2	2	3	0	2
Avg Sold Price	\$0	\$0	\$466,750	\$523,465	\$590,000	\$0	\$263,000
Prev Year - Avg Sold Price	\$0	\$0	\$279,900	\$358,833	\$894,950	\$0	\$319,900
Avg Sold % Change	0.00%	0.00%	66.76%	45.88%	-34.07%	0.00%	-17.79%
Prev Year - # of Solds	0	0	1	3	2	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
1	0	1
1	0	0
2	0	0
2	0	0
3	2	0
1	0	0
2	0	0
2	0	0
0	0	0
14	2	1