

March 2025  
21030, Cockeysville, MD

Sold Summary

|                            | Mar 2025    | Mar 2024     | % Change |
|----------------------------|-------------|--------------|----------|
| Sold Dollar Volume         | \$9,992,400 | \$14,076,587 | -29.01%  |
| Avg Sold Price             | \$410,244   | \$722,553    | -43.22%  |
| Median Sold Price          | \$435,000   | \$510,000    | -14.71%  |
| Units Sold                 | 25          | 19           | 31.58%   |
| Avg Days on Market         | 18          | 37           | -51.35%  |
| Avg List Price for Solds   | \$399,696   | \$740,873    | -46.05%  |
| Avg SP to OLP Ratio        | 101.3%      | 98.4%        | 3.03%    |
| Ratio of Avg SP to Avg OLP | 102.3%      | 96.0%        | 6.61%    |
| Attached Avg Sold Price    | \$249,154   | \$386,264    | -35.50%  |
| Detached Avg Sold Price    | \$536,814   | \$967,127    | -44.49%  |
| Attached Units Sold        | 11          | 8            | 37.50%   |
| Detached Units Sold        | 14          | 11           | 27.27%   |

- 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 2025 | Mar 2024 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 17       | 18       | -5.56%   |
| New Listings        | 20       | 19       | 5.26%    |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 20       | 19       | 5.26%    |
| All Pendings        | 24       | 32       | -25.00%  |

Financing (Sold)

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 6  |
| Conventional | 17 |
| FHA          | 1  |
| Other        | 0  |
| Owner        | 0  |
| VA           | 1  |

Days on Market (Sold)

|            |    |
|------------|----|
| 0          | 1  |
| 1 to 10    | 16 |
| 11 to 20   | 3  |
| 21 to 30   | 1  |
| 31 to 60   | 1  |
| 61 to 90   | 0  |
| 91 to 120  | 3  |
| 121 to 180 | 0  |
| 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           | 1          |
| \$200K to \$299,999        | 1            | 1           | 0         | 1           | 0            | 0           | 5          |
| \$300K to \$399,999        | 0            | 2           | 0         | 0           | 0            | 0           | 1          |
| \$400K to \$499,999        | 0            | 0           | 4         | 0           | 3            | 0           | 0          |
| \$500K to \$599,999        | 0            | 0           | 0         | 0           | 2            | 0           | 0          |
| \$600K to \$799,999        | 0            | 0           | 1         | 0           | 2            | 0           | 0          |
| \$800K to \$999,999        | 0            | 0           | 0         | 0           | 1            | 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                      | 1            | 3           | 5         | 1           | 8            | 0           | 7          |
| Avg Sold Price             | \$269,900    | \$290,000   | \$536,100 | \$271,700   | \$570,625    | \$0         | \$228,428  |
| Prev Year - Avg Sold Price | \$0          | \$0         | \$421,666 | \$502,028   | \$1,171,675  | \$501,000   | \$193,666  |
| Avg Sold % Change          | 0.00%        | 0.00%       | 27.14%    | -45.88%     | -51.30%      | 0.00%       | 17.95%     |
| Prev Year - # of Solds     | 0            | 0           | 3         | 4           | 8            | 1           | 3          |

Active Detail

| Active Listings |             |            |
|-----------------|-------------|------------|
| Residential     |             | Condo/Coop |
| Detached        | Attached/TH | Attached   |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 2          |
| 1               | 0           | 1          |
| 1               | 0           | 0          |
| 2               | 1           | 0          |
| 2               | 4           | 0          |
| 0               | 0           | 0          |
| 1               | 0           | 0          |
| 2               | 0           | 0          |
| 0               | 0           | 0          |
| 9               | 5           | 3          |