#### REALESTATE BUSINESS INTELLIGENCE

# February 2014

Charles County, MD

# **Sold Summary**

	Feb 2014	Feb 2013	% Change		
Sold Dollar Volume	\$21,450,083	\$25,512,791	-15.92%		
Avg Sold Price	\$252,354	\$227,793	10.78%		
Median Sold Price	\$230,000	\$211,500	8.75%		
Units Sold	85	112	-24.11%		
Avg Days on Market	102	111	-8.11%		
Avg List Price for Solds	\$257,450	\$235,738	9.21%		
Avg SP to OLP Ratio	95.6%	93.8%	1.98%		
Ratio of Avg SP to Avg OLP	95.2%	92.4%	3.05%		
Attached Avg Sold Price	\$185,830	\$150,452	23.51%		
Detached Avg Sold Price	\$281,670	\$254,815	10.54%		
Attached Units Sold	26	29	-10.34%		
Detached Units Sold	59	83	-28.92%		

#### 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 2014	Feb 2013	% Change	
Active Listings	686	627	9.41%	
New Listings	241	225	7.11%	
New Under Contracts	97	99	-2.02%	
New Contingents	80	101	-20.79%	
New Pendings	177	200	-11.50%	
All Pendings	426	527	-19.17%	

## Financing (Sold)

Assumption	0	
Cash	10	
Conventional	21	
FHA	27	
Other	9	
Owner	0	
VA	18	

## Days on Market (Sold)

0	1
1 to 10	14
11 to 20	9
21 to 30	8
31 to 60	15
61 to 90	8
91 to 120	6
121 to 180	15
181 to 360	6
361 to 720	2
721+	1

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listing			ıs	
	2 or L	ess BR	3	BR	4 or N	Nore BR	All	Res	dential	Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	3	0	6
\$50K to \$99,999	0	0	0	4	0	0	0	12	5	5
\$100K to \$149,999	0	0	4	1	2	1	0	14	19	2
\$150K to \$199,999	0	0	6	8	2	2	2	60	16	4
\$200K to \$299,999	0	0	10	5	15	1	0	154	44	3
\$300K to \$399,999	0	0	2	1	13	1	0	189	4	0
\$400K to \$499,999	0	0	0	0	3	0	0	91	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	19	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	17	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	22	19	37	5	2	578	88	20
Avg Sold Price	\$0	\$0	\$214,430	\$181,594	\$321,650	\$207,798	\$171,150			
Prev Year - Avg Sold Price	\$84,000	\$188,495	\$170,122	\$149,445	\$296,469	\$170,000	\$80,000			
Avg Sold % Change	0.00%	0.00%	26.04%	21.51%	8.49%	22.23%	113.94%			

57



2

2

24

25

Prev Year - # of Solds