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

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop <br> All <br> Attached | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  |  | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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\% |  |  |  |
| Prev Year - \# of Solds | 2 | 2 | 24 | 25 | 57 | 1 | 1 |  |  |  |

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