

August 2019

21030, Cockeysville, MD

Cummings & Co. Realtors

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Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$11,985,900	\$15,441,800	-22.38%
Avg Sold Price	\$443,922	\$417,346	6.37%
Median Sold Price	\$360,000	\$328,000	9.76%
Units Sold	27	37	-27.03%
Avg Days on Market	59	49	20.41%
Avg List Price for Solds	\$458,444	\$428,965	6.87%
Avg SP to OLP Ratio	95.8%	96.3%	-0.53%
Ratio of Avg SP to Avg OLP	94.2%	95.2%	-1.05%
Attached Avg Sold Price	\$268,489	\$241,923	10.98%
Detached Avg Sold Price	\$531,639	\$512,367	3.76%
Attached Units Sold	9	13	-30.77%
Detached Units Sold	18	24	-25.00%

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

	Aug 2019	Aug 2018	% Change
Active Listings	71	76	-6.58%
New Listings	31	27	14.81%
New Under Contracts	20	11	81.82%
New Pending	22	14	57.14%
All Pending	23	20	15.00%

Financing (Sold)

Assumption	0
Cash	1
Conventional	15
FHA	5
Other	4
Owner	0
VA	2

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	3
21 to 30	3
31 to 60	6
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	0
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	1	1
\$150K to \$199,999	0	0	0	0	0	0	1	0	1	0
\$200K to \$299,999	1	0	0	3	1	1	1	3	2	4
\$300K to \$399,999	0	0	0	1	5	2	0	12	3	1
\$400K to \$499,999	0	0	0	0	3	0	0	5	2	1
\$500K to \$599,999	0	0	0	0	1	0	0	5	0	0
\$600K to \$799,999	0	0	1	0	4	0	0	7	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>16</b>	<b>3</b>	<b>2</b>	<b>55</b>	<b>9</b>	<b>7</b>
Avg Sold Price	\$234,000	\$0	\$625,500	\$271,600	\$544,375	\$321,333	\$183,000			
Prev Year - Avg Sold Price	\$185,000	\$274,250	\$306,880	\$315,000	\$587,633	\$315,000	\$218,500			
Avg Sold % Change	26.49%	0.00%	103.83%	-13.78%	-7.36%	2.01%	-16.25%			
Prev Year - # of Solds	1	2	5	1	18	1	9			

Active Detail