

August 2020

21030, Cockeysville, MD

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$14,274,289	\$11,985,900	19.09%
Avg Sold Price	\$486,775	\$443,922	9.65%
Median Sold Price	\$399,000	\$360,000	10.83%
Units Sold	29	27	7.41%
Avg Days on Market	43	38	13.16%
Avg List Price for Solds	\$492,216	\$458,444	7.37%
Avg SP to OLP Ratio	97.2%	95.8%	1.50%
Ratio of Avg SP to Avg OLP	96.9%	94.2%	2.84%
Attached Avg Sold Price	\$290,888	\$268,489	8.34%
Detached Avg Sold Price	\$574,925	\$531,639	8.14%
Attached Units Sold	9	9	0.00%
Detached Units Sold	20	18	11.11%

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 2020	Aug 2019	% Change
Active Listings	31	71	-56.34%
New Listings	26	31	-16.13%
New Under Contracts	0	20	0%
New Contingents	0	2	0%
New Pendings	31	22	40.91%
All Pendings	47	23	104.35%

Financing (Sold)

Assumption	0
Cash	2
Conventional	25
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	12
11 to 20	5
21 to 30	2
31 to 60	6
61 to 90	0
91 to 120	0
121 to 180	3
181 to 360	1
361 to 720	0
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	1
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	4
\$150K to \$199,999	0	0	0	0	0	0	1	1	0	1
\$200K to \$299,999	0	1	1	1	0	0	2	0	0	2
\$300K to \$399,999	0	0	3	2	3	2	0	1	2	1
\$400K to \$499,999	0	0	0	0	4	0	0	1	0	0
\$500K to \$599,999	0	0	1	0	1	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	1	5	3	15	2	3	20	2	9
Avg Sold Price	\$0	\$280,000	\$383,200	\$332,333	\$638,833	\$340,500	\$220,000			
Prev Year - Avg Sold Price	\$234,000	\$0	\$625,500	\$271,600	\$544,375	\$321,333	\$183,000			
Avg Sold % Change	0.00%	0.00%	-38.74%	22.36%	17.35%	5.96%	20.22%			
Prev Year - # of Solds	1	0	1	4	16	3	2			

Active Detail