

May 2021

21030, Cockeysville, MD

Sold Summary

| | May 2021 | May 2020 | % Change |
|----------------------------|--------------|-------------|----------|
| Sold Dollar Volume | \$11,315,790 | \$8,248,060 | 37.19% |
| Avg Sold Price | \$478,345 | \$469,238 | 1.94% |
| Median Sold Price | \$417,500 | \$367,500 | 13.61% |
| Units Sold | 24 | 18 | 33.33% |
| Avg Days on Market | 13 | 26 | -50.00% |
| Avg List Price for Solds | \$471,491 | \$458,225 | 2.90% |
| Avg SP to OLP Ratio | 102.1% | 99.6% | 2.50% |
| Ratio of Avg SP to Avg OLP | 101.0% | 101.0% | -0.05% |
| Attached Avg Sold Price | \$318,608 | \$250,500 | 27.19% |
| Detached Avg Sold Price | \$638,083 | \$553,369 | 15.31% |
| Attached Units Sold | 12 | 5 | 140.00% |
| Detached Units Sold | 12 | 13 | -7.69% |

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

| | May 2021 | May 2020 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 18 | 46 | -60.87% |
| New Listings | 30 | 35 | -14.29% |
| New Under Contracts | 0 | 0 | 0% |
| New Contingents | 0 | 0 | 0% |
| New Pendings | 22 | 27 | -18.52% |
| All Pendings | 33 | 34 | -2.94% |

Financing (Sold)

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

Days on Market (Sold)

| | |
|------------|----|
| 0 | 2 |
| 1 to 10 | 18 |
| 11 to 20 | 0 |
| 21 to 30 | 1 |
| 31 to 60 | 1 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 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 | 0 |
| \$100K to \$149,999 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| \$200K to \$299,999 | 0 | 0 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 1 |
| \$300K to \$399,999 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 3 | 5 | 1 | 0 | 4 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 6 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Total | 0 | 1 | 2 | 5 | 10 | 1 | 5 | 15 | 1 | 2 |
| Avg Sold Price | \$0 | \$149,900 | \$557,500 | \$410,000 | \$654,200 | \$436,500 | \$237,380 | | | |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$480,000 | \$0 | \$575,380 | \$307,000 | \$236,375 | | | |
| Avg Sold % Change | 0.00% | 0.00% | 16.15% | 0.00% | 13.70% | 42.18% | 0.43% | | | |
| Prev Year - # of Solds | 0 | 0 | 3 | 0 | 10 | 1 | 4 | | | |

Active Detail