

July 2013

Charles County, MD

Sold Summary

	Jul 2013	Jul 2012	% Change
Sold Dollar Volume	\$43,777,526	\$28,979,100	51.07%
Avg Sold Price	\$253,049	\$237,534	6.53%
Median Sold Price	\$240,000	\$244,000	-1.64%
Units Sold	173	122	41.80%
Avg Days on Market	74	105	-29.52%
Avg List Price for Solds	\$255,891	\$242,671	5.45%
Avg SP to OLP Ratio	96.2%	93.5%	2.96%
Ratio of Avg SP to Avg OLP	96.1%	93.9%	2.28%
Attached Avg Sold Price	\$165,094	\$125,747	31.29%
Detached Avg Sold Price	\$281,249	\$266,345	5.60%
Attached Units Sold	42	25	68.00%
Detached Units Sold	131	97	35.05%

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

	Jul 2013	Jul 2012	% Change
Active Listings	771	731	5.47%
New Listings	275	205	34.15%
New Under Contracts	115	96	19.79%
New Contingents	100	82	21.95%
New Pendings	215	178	20.79%
All Pendings	543	525	3.43%

Financing (Sold)

Assumption	0
Cash	20
Conventional	39
FHA	52
Other	9
Owner	0
VA	53

Days on Market (Sold)

0	5
1 to 10	28
11 to 20	33
21 to 30	21
31 to 60	30
61 to 90	18
91 to 120	10
121 to 180	13
181 to 360	9
361 to 720	5
721+	1

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	2	3	5	4
\$50K to \$99,999	0	1	1	2	1	0	0	17	4	9
\$100K to \$149,999	0	1	2	12	5	0	1	19	19	2
\$150K to \$199,999	0	0	12	6	8	3	1	62	16	1
\$200K to \$299,999	1	3	20	6	32	3	0	178	28	0
\$300K to \$399,999	0	0	4	1	28	0	0	197	3	1
\$400K to \$499,999	0	0	1	0	12	0	0	119	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	26	0	0
\$600K to \$799,999	0	0	1	0	1	0	0	36	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	10	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	1	5	41	27	89	6	4	679	75	17
Avg Sold Price	\$219,900	\$184,938	\$240,497	\$163,014	\$300,711	\$211,997	\$83,975			
Prev Year - Avg Sold Price	\$165,830	\$152,295	\$214,056	\$119,835	\$293,097	\$169,000	\$115,969			
Avg Sold % Change	32.61%	21.43%	12.35%	36.03%	2.60%	25.44%	-27.59%			
Prev Year - # of Solds	3	2	28	17	66	2	4			

Active Detail