



August 2016

Prince Georges County, MD

Sold Summary

	Aug 2016	Aug 2015	% Change
Sold Dollar Volume	\$243,607,848	\$206,211,682	18.13%
Avg Sold Price	\$261,382	\$253,020	3.30%
Median Sold Price	\$257,250	\$245,000	5.00%
Units Sold	932	815	14.36%
Avg Days on Market	38	44	-13.64%
Avg List Price for Solds	\$264,723	\$256,210	3.32%
Avg SP to OLP Ratio	98.2%	97.4%	0.88%
Ratio of Avg SP to Avg OLP	99.0%	97.7%	1.36%
Attached Avg Sold Price	\$200,966	\$180,456	11.37%
Detached Avg Sold Price	\$291,638	\$281,378	3.65%
Attached Units Sold	311	229	35.81%
Detached Units Sold	621	586	5.97%

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 2016	Aug 2015	% Change
Active Listings	1,862	2,128	-12.50%
New Listings	1,223	1,189	2.86%
New Under Contracts	772	614	25.73%
New Contingents	404	482	-16.18%
New Pendings	1,176	1,096	7.30%
All Pendings	2,369	2,408	-1.62%

Financing (Sold)

Assumption	0
Cash	173
Conventional	235
FHA	379
Other	71
Owner	1
VA	73

Days on Market (Sold)

0	23
1 to 10	300
11 to 20	173
21 to 30	109
31 to 60	160
61 to 90	75
91 to 120	30
121 to 180	23
181 to 360	36
361 to 720	3
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	10	3	2	10
\$50K to \$99,999	6	0	6	1	2	1	27	11	2	34
\$100K to \$149,999	7	2	14	15	17	6	28	34	22	44
\$150K to \$199,999	9	8	36	39	27	6	21	91	52	38
\$200K to \$299,999	4	8	94	73	131	18	7	384	135	24
\$300K to \$399,999	2	1	37	24	123	3	6	351	75	21
\$400K to \$499,999	0	0	4	3	84	3	1	243	24	3
\$500K to \$599,999	0	0	0	0	15	0	0	121	2	5
\$600K to \$799,999	0	0	0	0	2	0	0	88	0	10
\$800K to \$999,999	0	0	0	0	1	0	0	16	1	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	13	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	1
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>28</b>	<b>19</b>	<b>191</b>	<b>155</b>	<b>402</b>	<b>37</b>	<b>100</b>	<b>1,357</b>	<b>315</b>	<b>190</b>
Avg Sold Price	\$161,713	\$200,983	\$240,937	\$233,307	\$324,777	\$233,294	\$138,874			
Prev Year - Avg Sold Price	\$176,908	\$177,886	\$233,050	\$206,388	\$314,991	\$232,148	\$141,755			
Avg Sold % Change	-8.59%	12.98%	3.38%	13.04%	3.11%	0.49%	-2.03%			
Prev Year - # of Solds	21	11	205	103	360	20	95			

Active Detail