



January 2023

Prince George's Association of REALTORS (PGCAR)

Sold Summary

	Jan 2023	Jan 2022	% Change
Sold Dollar Volume	\$205,336,722	\$297,289,942	-30.93%
Avg Sold Price	\$407,870	\$402,299	1.38%
Median Sold Price	\$400,000	\$385,000	3.90%
Units Sold	503	745	-32.48%
Avg Days on Market	38	24	58.33%
Avg List Price for Solds	\$410,351	\$401,120	2.30%
Avg SP to OLP Ratio	97.6%	100.0%	-2.43%
Ratio of Avg SP to Avg OLP	97.5%	99.8%	-2.32%
Attached Avg Sold Price	\$352,843	\$314,567	12.17%
Detached Avg Sold Price	\$449,767	\$462,914	-2.84%
Attached Units Sold	218	304	-28.29%
Detached Units Sold	285	441	-35.37%

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

	Jan 2023	Jan 2022	% Change
Active Listings	996	615	61.95%
New Listings	819	870	-5.86%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	765	870	-12.07%
All Pendings	1,037	1,258	-17.57%

Financing (Sold)

Assumption	1
Cash	56
Conventional	246
FHA	126
Other	3
Owner	0
VA	66

Days on Market (Sold)

0	13
1 to 10	119
11 to 20	62
21 to 30	38
31 to 60	133
61 to 90	64
91 to 120	34
121 to 180	27
181 to 360	11
361 to 720	2
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	1	0	0
\$50K to \$99,999	1	0	0	0	0	0	3	4	1	5
\$100K to \$149,999	0	0	1	0	0	0	22	1	0	25
\$150K to \$199,999	0	1	5	2	0	0	14	4	1	35
\$200K to \$299,999	6	0	18	16	6	3	17	37	28	37
\$300K to \$399,999	4	3	23	36	50	14	6	149	56	19
\$400K to \$499,999	0	2	25	28	67	4	13	182	69	7
\$500K to \$599,999	0	0	5	11	25	4	9	107	42	9
\$600K to \$799,999	0	0	0	1	40	4	5	97	11	8
\$800K to \$999,999	0	0	0	0	8	0	0	29	1	14
\$1M to \$2,499,999	0	0	0	0	1	0	0	14	0	1
\$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	1	0	0
Total	11	6	77	94	197	29	89	627	209	160
Avg Sold Price	\$265,272	\$345,477	\$355,441	\$387,431	\$496,937	\$422,726	\$293,370			
Prev Year - Avg Sold Price	\$254,555	\$294,605	\$397,173	\$381,162	\$493,690	\$411,912	\$217,687			
Avg Sold % Change	4.21%	17.27%	-10.51%	1.64%	0.66%	2.63%	34.77%			
Prev Year - # of Solds	9	29	119	138	313	24	113			

Active Detail