



February 2023

Prince George's Association of REALTORS (PGCAR)

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$219,398,948	\$287,460,291	-23.68%
Avg Sold Price	\$412,264	\$403,769	2.10%
Median Sold Price	\$400,000	\$390,000	2.56%
Units Sold	534	719	-25.73%
Avg Days on Market	38	24	58.33%
Avg List Price for Solds	\$412,404	\$400,362	3.01%
Avg SP to OLP Ratio	98.2%	100.4%	-2.19%
Ratio of Avg SP to Avg OLP	98.1%	100.3%	-2.21%
Attached Avg Sold Price	\$337,073	\$338,536	-0.43%
Detached Avg Sold Price	\$459,500	\$452,220	1.61%
Attached Units Sold	205	306	-33.01%
Detached Units Sold	328	413	-20.58%

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

	Feb 2023	Feb 2022	% Change
Active Listings	895	576	55.38%
New Listings	642	996	-35.54%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	762	989	-22.95%
All Pendings	1,161	1,403	-17.25%

Financing (Sold)

Assumption	1
Cash	71
Conventional	257
FHA	124
Other	8
Owner	0
VA	66

Days on Market (Sold)

0	7
1 to 10	155
11 to 20	62
21 to 30	52
31 to 60	111
61 to 90	60
91 to 120	42
121 to 180	34
181 to 360	9
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	2
\$50K to \$99,999	0	0	0	0	0	0	5	5	0	3
\$100K to \$149,999	0	0	0	0	0	0	18	4	0	19
\$150K to \$199,999	1	0	0	0	0	0	24	8	5	18
\$200K to \$299,999	6	3	9	15	8	0	18	34	20	28
\$300K to \$399,999	5	3	40	36	51	5	9	119	34	15
\$400K to \$499,999	1	0	23	27	88	2	6	139	70	14
\$500K to \$599,999	0	1	5	16	45	2	4	101	50	19
\$600K to \$799,999	0	0	1	0	37	2	7	109	12	14
\$800K to \$999,999	0	0	0	0	5	0	1	25	1	13
\$1M to \$2,499,999	0	0	0	0	3	0	0	11	0	0
\$2.5M to \$4,999,999	0	0	0	1	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	13	7	78	95	237	11	92	558	192	145
Avg Sold Price	\$302,906	\$324,842	\$383,641	\$394,410	\$492,736	\$461,571	\$264,535			
Prev Year - Avg Sold Price	\$241,647	\$306,276	\$391,103	\$381,749	\$488,369	\$399,989	\$264,199			
Avg Sold % Change	25.35%	6.06%	-1.91%	3.32%	0.89%	15.40%	0.13%			
Prev Year - # of Solds	17	23	111	146	285	34	103			

Active Detail