

February 2020

Worcester County, MD

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$42,051,696	\$34,269,288	22.71%
Avg Sold Price	\$268,850	\$271,978	-1.15%
Median Sold Price	\$234,000	\$243,500	-3.90%
Units Sold	151	126	19.84%
Avg Days on Market	85	110	-22.73%
Avg List Price for Solds	\$278,488	\$285,277	-2.38%
Avg SP to OLP Ratio	94.6%	94.0%	0.66%
Ratio of Avg SP to Avg OLP	93.8%	92.8%	1.07%
Attached Avg Sold Price	\$264,633	\$285,643	-7.36%
Detached Avg Sold Price	\$274,430	\$251,207	9.24%
Attached Units Sold	86	76	13.16%
Detached Units Sold	65	50	30.00%

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 2020	Feb 2019	% Change
Active Listings	910	1,191	-23.59%
New Listings	292	297	-1.68%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	291	209	39.23%
All Pendings	378	278	35.97%

Financing (Sold)

Assumption	0
Cash	37
Conventional	103
FHA	4
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	33
11 to 20	12
21 to 30	11
31 to 60	21
61 to 90	23
91 to 120	10
121 to 180	17
181 to 360	18
361 to 720	6
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	2	0	1	0	0	0	0	5	15	1
\$50K to \$99,999	3	0	1	0	0	0	0	17	2	2
\$100K to \$149,999	1	3	1	0	3	0	9	34	14	24
\$150K to \$199,999	2	11	7	0	1	0	7	41	16	43
\$200K to \$299,999	1	8	17	3	3	0	18	68	47	82
\$300K to \$399,999	0	3	5	4	5	0	12	61	47	70
\$400K to \$499,999	0	0	2	0	8	2	2	49	16	42
\$500K to \$599,999	0	0	0	0	0	1	1	32	22	31
\$600K to \$799,999	0	0	0	0	1	0	1	22	17	30
\$800K to \$999,999	0	0	0	0	0	0	0	13	7	9
\$1M to \$2,499,999	0	0	0	0	1	0	1	21	4	5
\$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	9	25	34	7	22	3	51	364	207	339
Avg Sold Price	\$106,766	\$205,884	\$244,495	\$292,978	\$389,283	\$489,333	\$276,323			
Prev Year - Avg Sold Price	\$156,200	\$195,476	\$233,265	\$295,412	\$335,875	\$525,000	\$305,953			
Avg Sold % Change	-31.65%	5.32%	4.81%	-0.82%	15.90%	-6.79%	-9.68%			
Prev Year - # of Solds	7	15	29	10	14	1	50			

Active Detail