

## October 2020

## Mid-Atlantic Region

## Sold Summary

	Oct 2020	Oct 2019	% Change
Sold Dollar Volume	\$12,033,789,893	\$7,813,970,072	54.00%
Avg Sold Price	\$401,714	\$348,312	15.33%
Median Sold Price	\$325,000	\$285,000	14.04%
Units Sold	29,942	22,313	34.19%
Avg Days on Market	30	45	-33.33%
Avg List Price for Solds	\$403,401	\$353,621	14.08%
Avg SP to OLP Ratio	99.3%	96.5%	2.86%
Ratio of Avg SP to Avg OLP	98.8%	96.4%	2.49%
Attached Avg Sold Price	\$327,963	\$299,761	9.41%
Detached Avg Sold Price	\$451,303	\$380,248	18.69%
Attached Units Sold	12,058	8,864	36.03%
Detached Units Sold	17,881	13,445	32.99%

## 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

	Oct 2020	Oct 2019	% Change
Active Listings	36,683	65,914	-44.35%
New Listings	35,819	31,329	14.33%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	31,331	25,068	24.98%
All Pendings	48,500	38,167	27.07%

## Financing (Sold)

Assumption	13
Cash	4,717
Conventional	17,585
FHA	4,379
Other	384
Owner	9
VA	2,051

## Days on Market (Sold)

0	416
1 to 10	16,189
11 to 20	4,124
21 to 30	2,129
31 to 60	2,805
61 to 90	1,256
91 to 120	748
121 to 180	836
181 to 360	998
361 to 720	362
721+	68

## 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	87	47	77	164	24	40	14	237	335	36
\$50K to \$99,999	161	127	216	326	55	99	106	672	874	140
\$100K to \$149,999	211	186	332	464	88	99	266	824	1,029	338
\$150K to \$199,999	255	237	861	848	260	132	497	1,281	1,115	582
\$200K to \$299,999	336	403	2,335	1,561	1,232	244	948	3,483	2,187	1,364
\$300K to \$399,999	175	190	1,569	1,037	1,895	282	701	3,354	1,555	1,206
\$400K to \$499,999	51	70	679	638	1,713	186	379	2,446	979	800
\$500K to \$599,999	26	26	325	343	1,295	122	165	1,807	584	512
\$600K to \$799,999	31	51	230	254	1,620	120	216	2,116	658	587
\$800K to \$999,999	9	20	116	85	672	82	63	1,283	323	245
\$1M to \$2,499,999	7	8	68	39	797	107	47	2,100	413	353
\$2.5M to \$4,999,999	0	0	3	1	62	6	9	551	55	72
\$5,000,000+	0	0	1	1	6	1	0	161	10	16
<b>Total</b>	<b>1,349</b>	<b>1,365</b>	<b>6,812</b>	<b>5,761</b>	<b>9,719</b>	<b>1,520</b>	<b>3,411</b>	<b>20,315</b>	<b>10,117</b>	<b>6,251</b>
Avg Sold Price	\$224,134	\$254,229	\$319,455	\$305,724	\$575,108	\$450,557	\$340,136			
Prev Year - Avg Sold Price	\$184,267	\$232,157	\$270,038	\$281,688	\$495,316	\$392,328	\$321,147			
Avg Sold % Change	21.64%	9.51%	18.30%	8.53%	16.11%	14.84%	5.91%			
Prev Year - # of Solds	1,035	1,085	5,459	4,190	6,948	1,014	2,573			

## Active Detail