

January thru July 2024 YTD
Mid-Atlantic Region

Sold Summary

	2024	2023	% Change
Sold Dollar Volume	\$63,797,399,614	\$59,905,364,430	6.50%
Avg Sold Price	\$505,534	\$474,766	6.48%
Median Sold Price	\$407,400	\$385,000	5.82%
Units Sold	127,589	127,394	0.15%
Avg Days on Market	27	28	-3.57%
Avg List Price for Solds	\$502,019	\$472,299	6.29%
Avg SP to OLP Ratio	99.7%	99.6%	0.14%
Ratio of Avg SP to Avg OLP	99.5%	99.2%	0.28%
Attached Avg Sold Price	\$400,466	\$382,070	4.81%
Detached Avg Sold Price	\$582,473	\$543,008	7.27%
Attached Units Sold	53,965	54,080	-0.21%
Detached Units Sold	73,581	73,285	0.40%

- 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.

Financing (Sold)

Assumption	162
Cash	29,208
Conventional	70,506
FHA	14,533
Other	1,745
Owner	68
VA	9,286

Days on Market (Sold)

0	3,280
1 to 10	62,212
11 to 20	17,760
21 to 30	9,457
31 to 60	14,416
61 to 90	7,340
91 to 120	4,227
121 to 180	4,230
181 to 360	3,348
361 to 720	1,034
721+	262

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	300	261	146	279	36	40	30
\$50K to \$99,999	506	424	581	1,024	96	273	138
\$100K to \$149,999	498	546	701	1,355	178	437	576
\$150K to \$199,999	732	787	1,175	2,169	351	645	1,161
\$200K to \$299,999	1,660	1,758	5,759	5,432	1,752	1,141	3,989
\$300K to \$399,999	1,055	1,322	8,348	4,929	4,680	960	3,598
\$400K to \$499,999	477	618	5,341	3,633	6,310	954	2,373
\$500K to \$599,999	245	284	2,749	2,365	5,427	739	1,445
\$600K to \$799,999	175	246	2,361	2,274	8,497	1,061	1,272
\$800K to \$999,999	101	88	758	694	4,985	519	469
\$1M to \$2,499,999	60	67	563	413	6,312	611	443
\$2.5M to \$4,999,999	1	3	18	8	571	57	41
\$5,000,000+	0	0	4	1	68	6	4
Total	5,810	6,405	28,504	24,576	39,263	7,443	15,539
Avg Sold Price	\$283,612	\$302,158	\$408,915	\$379,579	\$752,306	\$527,630	\$412,516
Prev Year - Avg Sold Price	\$267,285	\$277,794	\$382,814	\$360,642	\$699,196	\$493,574	\$406,188
Avg Sold % Change	6.11%	8.77%	6.82%	5.25%	7.60%	6.90%	1.56%
Prev Year - # of Solds	5,892	6,389	28,178	24,914	39,210	7,330	15,446

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
130	191	17
393	524	72
465	817	150
568	1,165	300
1,817	2,347	995
3,258	1,654	978
3,243	1,270	759
2,661	801	475
3,282	921	532
1,734	400	237
2,477	462	279
660	68	68
187	20	24
20,875	10,640	4,886

July 2024**Bright MLS****New Listings****23,969****↑1.2%**from Jun 2024:
23,686**↑9.6%**from Jul 2023:
21,872

YTD	2024	2023	+/-
	176,256	167,107	5.5%

5-year Jul average: **29,347****New Pendings****21,198****↓-3.8%**from Jun 2024:
22,034**↑1.8%**from Jul 2023:
20,829

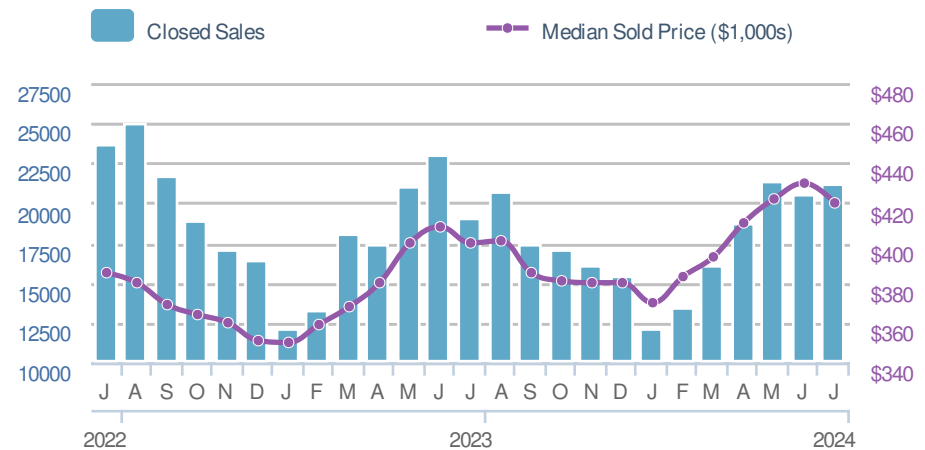
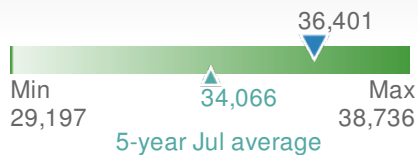
YTD	2024	2023	+/-
	139,483	139,362	0.1%

5-year Jul average: **26,271****Closed Sales****21,162****↑3.0%**from Jun 2024:
20,552**↑11.8%**from Jul 2023:
18,933

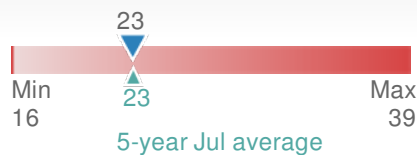
YTD	2024	2023	+/-
	127,589	127,394	0.2%

5-year Jul average: **25,058****Median Sold Price****\$420,000****↓-2.3%**from Jun 2024:
\$430,000**↑5.0%**from Jul 2023:
\$400,000

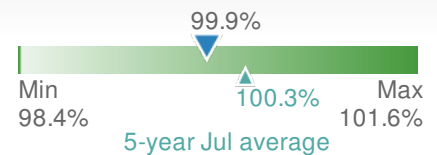
YTD	2024	2023	+/-
	\$407,400	\$385,000	5.8%

5-year Jul average: **\$379,265****Active Listings****36,401**

Jun 2024	Jul 2023
35,106	29,197

Avg DOM**23**

Jun 2024	Jul 2023	YTD
22	21	27

Avg Sold to OLP Ratio**99.9%**

Jun 2024	Jul 2023	YTD
100.5%	100.7%	99.7%