

## Housing Statistics: February 2016

	Units			Average Price			Median Price			Pending Units		Active Inventory		Months of Inventory*	
	<u>2016</u>	<u>2015</u>	% Chg	<u>2016</u>	<u>2015</u>	% Chg	<u>2016</u>	<u>2015</u>	% Chg	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
Allegany	57	37	54.1%	\$75,171	\$75,041	0.2%	\$54,500	\$65,000	-16.2%	58	42	441	489	7.7	13.2
Anne Arundel	474	405	17.0%	\$310,531	\$324,565	-4.3%	\$280,000	\$287,800	-2.7%	826	648	2,363	2,600	5.0	6.4
Baltimore City	554	462	19.9%	\$139,270	\$146,314	-4.8%	\$82,950	\$82,250	0.9%	891	783	2,966	2,993	5.4	6.5
Baltimore County	634	539	17.6%	\$242,865	\$236,789	2.6%	\$214,000	\$199,500	7.3%	915	825	2,510	2,629	4.0	4.9
Calvert	96	60	60.0%	\$284,667	\$279,597	1.8%	\$235,500	\$257,450	-8.5%	157	118	607	681	6.3	11.4
Caroline	28	27	3.7%	\$202,727	\$118,726	70.8%	\$174,750	\$110,000	58.9%	35	53	237	270	8.5	10.0
Carroll	139	106	31.1%	\$279,053	\$286,147	-2.5%	\$265,000	\$264,000	0.4%	220	184	719	809	5.2	7.6
Cecil	84	46	82.6%	\$190,829	\$187,108	2.0%	\$167,010	\$176,500	-5.4%	111	94	636	709	7.6	15.4
Charles	142	111	27.9%	\$262,360	\$256,240	2.4%	\$237,000	\$248,115	-4.5%	263	195	727	788	5.1	7.1
Dorchester	38	23	65.2%	\$143,156	\$132,691	7.9%	\$123,000	\$74,500	65.1%	40	44	292	333	7.7	14.5
Frederick	233	207	12.6%	\$288,117	\$285,384	1.0%	\$265,000	\$250,000	6.0%	350	312	1,021	986	4.4	4.8
Garrett	31	20	55.0%	\$299,942	\$206,400	45.3%	\$160,000	\$170,400	-6.1%	37	32	398	429	12.8	21.5
Harford	193	154	25.3%	\$250,166	\$243,202	2.9%	\$223,000	\$226,000	-1.3%	324	279	1,085	1,194	5.6	7.8
Howard	254	195	30.3%	\$400,913	\$381,068	5.2%	\$349,730	\$350,000	-0.1%	347	319	913	973	3.6	5.0
Kent	11	9	22.2%	\$415,591	\$207,749	100.0%	\$320,000	\$190,489	68.0%	20	19	305	330	27.7	36.7
Montgomery	658	549	19.9%	\$494,907	\$449,372	10.1%	\$370,000	\$360,000	2.8%	1,052	915	2,072	2,240	3.1	4.1
Prince George's	640	534	19.9%	\$233,329	\$233,441	0.0%	\$222,750	\$215,000	3.6%	1,020	963	1,753	1,637	2.7	3.1
Queen Anne's	42	42	0.0%	\$253,147	\$333,798	-24.2%	\$255,500	\$277,450	-7.9%	77	70	474	587	11.3	14.0
Somerset	23	10	130.0%	\$97,074	\$103,480	-6.2%	\$68,000	\$90,700	-25.0%	15	21	203	224	8.8	22.4
St. Mary's	81	72	12.5%	\$229,996	\$261,408	-12.0%	\$225,000	\$263,000	-14.4%	142	115	629	664	7.8	9.2
Talbot	42	34	23.5%	\$443,881	\$309,476	43.4%	\$277,450	\$229,575	20.9%	49	52	444	463	10.6	13.6
Washington	114	99	15.2%	\$154,296	\$177,476	-13.1%	\$129,875	\$164,450	-21.0%	161	160	757	805	6.6	8.1
Wicomico	70	50	40.0%	\$133,586	\$131,373	1.7%	\$130,000	\$121,700	6.8%	96	89	552	587	7.9	11.7
Worcester	108	124	-12.9%	\$294,932	\$264,192	11.6%	\$258,750	\$212,500	21.8%	160	159	1,470	1,700	13.6	13.7
<b>MARYLAND</b>	<b>4,746</b>	<b>3,915</b>	<b>21.2%</b>	<b>\$279,846</b>	<b>\$273,144</b>	<b>2.5%</b>	<b>\$235,206</b>	<b>\$232,097</b>	<b>1.3%</b>	<b>7,366</b>	<b>6,491</b>	<b>23,574</b>	<b>25,120</b>	<b>5.0</b>	<b>6.4</b>

Reported by MRIS and Coastal Association of Realtors. **NOTE: UNITS ARE THE "UNITS" SOLD, PENDING ARE UNDER CONTRACT**

\*Months of inventory based on current active inventory and monthly sales for the corresponding month; Data are revised on a regular basis. Readers of these reports should note that older reports have not been adjusted to reflect these revised data. This report, however, contains the latest reliable data to date.