

Housing Statistics: May 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	38	63	-39.7%	\$96,824	\$79,414	21.9%	\$87,452	\$64,000	36.6%	59	64	496	596	13.1	9.5
Anne Arundel	862	712	21.1%	\$375,929	\$357,866	5.0%	\$320,295	\$320,000	0.1%	1012	975	2780	3250	3.2	4.6
Baltimore City	803	719	11.7%	\$184,614	\$175,953	4.9%	\$155,000	\$142,000	9.2%	1030	880	3212	3359	4.0	4.7
Baltimore County	969	873	11.0%	\$270,858	\$266,946	1.5%	\$230,000	\$221,500	3.8%	1251	1203	2972	3294	3.1	3.8
Calvert	143	109	31.2%	\$298,660	\$320,442	-6.8%	\$275,000	\$291,750	-5.7%	184	173	714	867	5.0	8.0
Caroline	47	41	14.6%	\$198,112	\$164,094	20.7%	\$177,975	\$145,000	22.7%	42	47	241	288	5.1	7.0
Carroll	261	203	28.6%	\$322,473	\$306,268	5.3%	\$314,000	\$289,000	8.7%	292	297	904	960	3.5	4.7
Cecil	120	103	16.5%	\$227,806	\$220,523	3.3%	\$204,000	\$199,500	2.3%	158	136	702	837	5.9	8.1
Charles	220	191	15.2%	\$282,216	\$260,660	8.3%	\$266,620	\$255,000	4.6%	315	279	890	948	4.0	5.0
Dorchester	37	29	27.6%	\$139,318	\$232,276	-40.0%	\$121,663	\$95,000	28.1%	52	48	340	372	9.2	12.8
Frederick	423	349	21.2%	\$293,230	\$303,612	-3.4%	\$270,990	\$281,000	-3.6%	513	464	1141	1296	2.7	3.7
Garrett	38	38	0.0%	\$294,729	\$250,361	17.7%	\$181,450	\$205,000	-11.5%	48	43	499	593	13.1	15.6
Harford	377	315	19.7%	\$267,472	\$261,129	2.4%	\$244,000	\$235,000	3.8%	427	421	1239	1491	3.3	4.7
Howard	443	407	8.8%	\$438,323	\$435,955	0.5%	\$415,000	\$399,900	3.8%	593	537	1089	1259	2.5	3.1
Kent	41	19	115.8%	\$244,062	\$247,253	-1.3%	\$218,500	\$201,600	8.4%	30	32	314	381	7.7	20.1
Montgomery	1347	1215	10.9%	\$514,061	\$504,744	1.8%	\$422,000	\$415,000	1.7%	1614	1489	2911	3330	2.2	2.7
Prince George's	913	723	26.3%	\$260,879	\$249,736	4.5%	\$250,000	\$244,000	2.5%	1228	1171	1758	1860	1.9	2.6
Queen Anne's	88	65	35.4%	\$389,582	\$328,052	18.8%	\$282,400	\$300,845	-6.1%	108	113	541	711	6.1	10.9
Somerset	17	22	-22.7%	\$129,382	\$142,361	-9.1%	\$137,000	\$117,500	16.6%	16	14	216	243	12.7	11.0
St. Mary's	142	106	34.0%	\$281,665	\$242,087	16.3%	\$271,500	\$231,250	17.4%	182	141	763	838	5.4	7.9
Talbot	48	55	-12.7%	\$365,223	\$616,719	-40.8%	\$299,750	\$340,000	-11.8%	63	72	566	595	11.8	10.8
Washington	184	132	39.4%	\$176,008	\$185,935	-5.3%	\$172,000	\$163,750	5.0%	219	190	763	933	4.1	7.1
Wicomico	94	99	-5.1%	\$146,689	\$144,201	1.7%	\$144,000	\$139,900	2.9%	119	113	537	628	5.7	6.3
Worcester	213	219	-2.7%	\$259,257	\$261,456	-0.8%	\$227,500	\$227,000	0.2%	228	178	1549	1860	7.3	8.5
MARYLAND	7,868	6,807	15.6%	\$322,253	\$316,765	1.7%	\$282,257	\$275,217	2.6%	9,783	9,080	27,137	30,789	3.4	4.5

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.