

December 2022
Mid-Atlantic Region

Sold Summary

	Dec 2022	Dec 2021	% Change
Sold Dollar Volume	\$7,120,063,566	\$11,306,400,843	-37.03%
Avg Sold Price	\$434,478	\$429,790	1.09%
Median Sold Price	\$351,605	\$350,000	0.46%
Units Sold	16,297	26,436	-38.35%
Avg Days on Market	32	25	28.00%
Avg List Price for Solds	\$439,096	\$429,318	2.28%
Avg SP to OLP Ratio	97.2%	99.4%	-2.24%
Ratio of Avg SP to Avg OLP	96.7%	98.9%	-2.26%
Attached Avg Sold Price	\$351,435	\$351,425	0.00%
Detached Avg Sold Price	\$494,967	\$487,755	1.48%
Attached Units Sold	6,866	11,255	-39.00%
Detached Units Sold	9,423	15,179	-37.92%

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

	Dec 2022	Dec 2021	% Change
Active Listings	28,412	22,036	28.93%
New Listings	13,119	17,709	-25.92%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	13,041	19,133	-31.84%
All Pendings	19,466	31,066	-37.34%

Financing (Sold)

Assumption	6
Cash	3,742
Conventional	8,765
FHA	2,150
Other	200
Owner	9
VA	1,143

Days on Market (Sold)

0	273
1 to 10	5,843
11 to 20	2,569
21 to 30	1,650
31 to 60	2,798
61 to 90	1,358
91 to 120	694
121 to 180	657
181 to 360	378
361 to 720	59
721+	14

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	36	28	24	46	10	9	5	116	226	18
\$50K to \$99,999	67	55	95	192	25	50	50	374	686	59
\$100K to \$149,999	87	97	132	198	34	62	99	402	963	134
\$150K to \$199,999	133	107	247	412	84	81	208	603	1,256	259
\$200K to \$299,999	224	266	1,081	840	428	142	575	2,095	1,983	606
\$300K to \$399,999	91	140	1,092	635	792	152	405	2,937	1,206	587
\$400K to \$499,999	50	65	527	423	900	122	234	2,508	855	443
\$500K to \$599,999	24	20	253	235	698	111	126	1,917	600	290
\$600K to \$799,999	19	20	181	185	955	74	112	2,163	579	404
\$800K to \$999,999	6	4	76	51	457	34	39	1,003	272	190
\$1M to \$2,499,999	5	4	43	33	495	58	51	1,497	265	243
\$2.5M to \$4,999,999	0	0	2	0	48	3	7	412	44	59
\$5,000,000+	1	0	0	0	1	1	0	135	8	15
Total	743	806	3,753	3,250	4,927	899	1,911	16,162	8,943	3,307
Avg Sold Price	\$258,662	\$264,623	\$357,693	\$329,163	\$635,089	\$461,031	\$373,763			
Prev Year - Avg Sold Price	\$240,927	\$275,158	\$351,909	\$327,617	\$624,041	\$469,390	\$374,694			
Avg Sold % Change	7.36%	-3.83%	1.64%	0.47%	1.77%	-1.78%	-0.25%			
Prev Year - # of Solds	1,139	1,456	6,007	5,335	8,033	1,404	3,060			

Active 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
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