
Baltimore Metro Housing Market Status Report December 2010

Presented to: Baltimore Regional Transportation Board

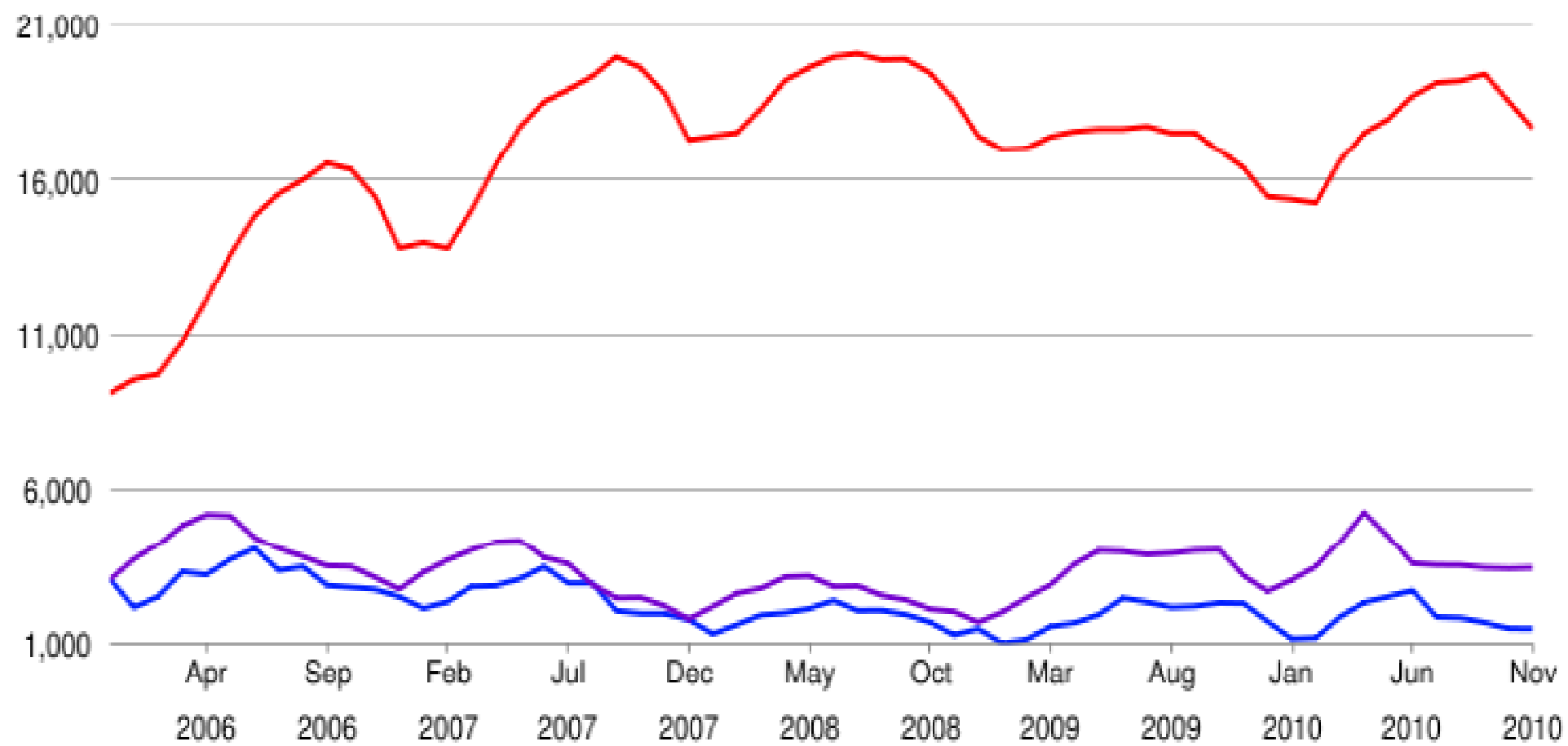
By: Joseph T. “Jody” Landers, III

Greater Baltimore Board of REALTORS®

December 21, 2010

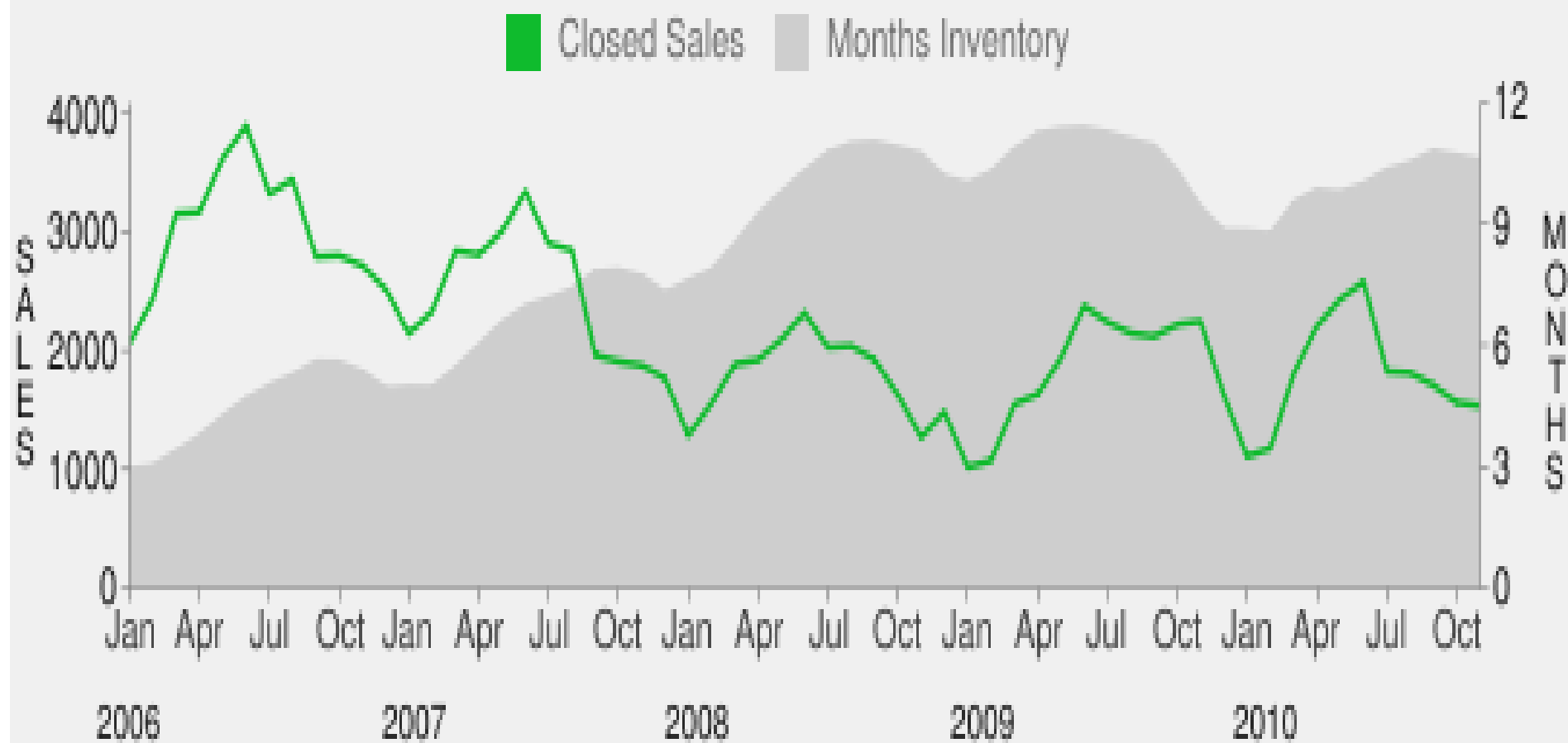
Market Activity - Baltimore Metro

■ Number of Sold Listings ■ Number of Active Listings ■ Number of Pending Listings



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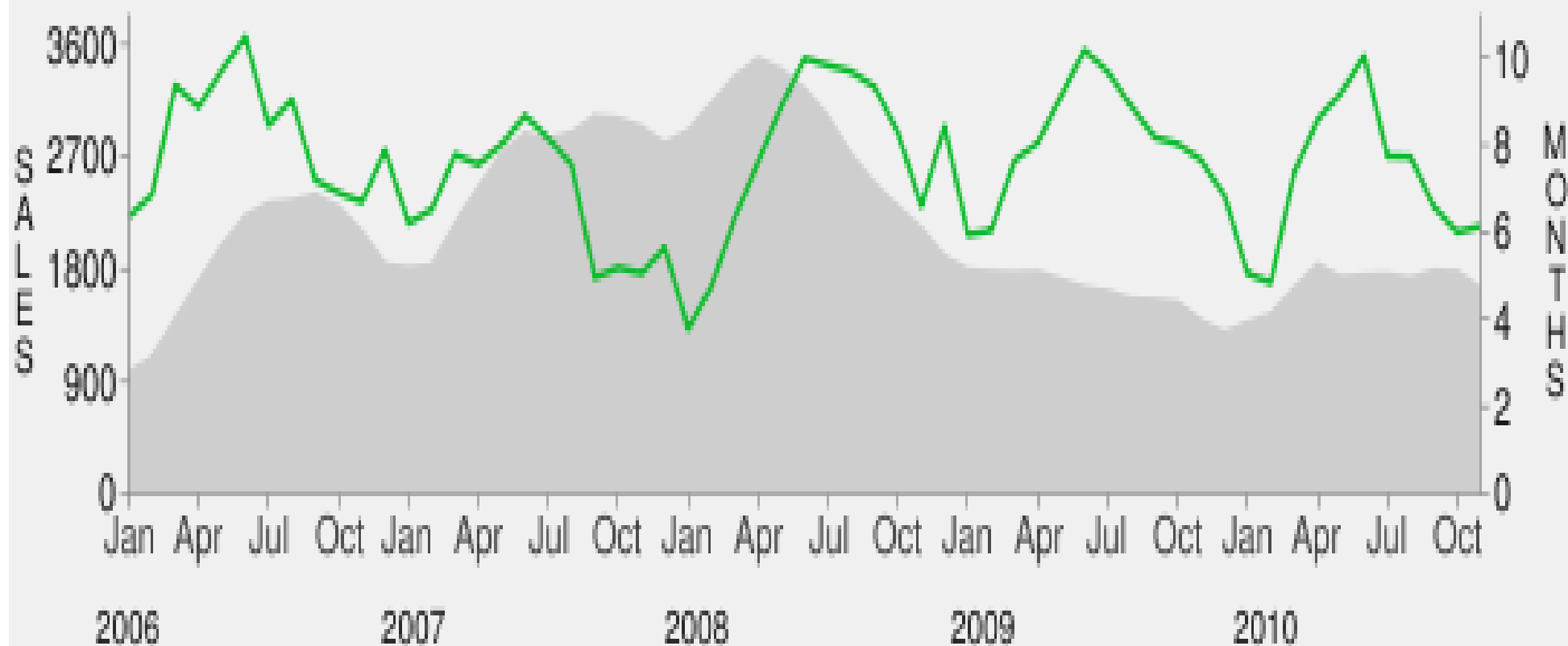
Baltimore Metro - Inventory vs. Closed Sales



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Northern Virginia - Inventory vs. Closed Sales

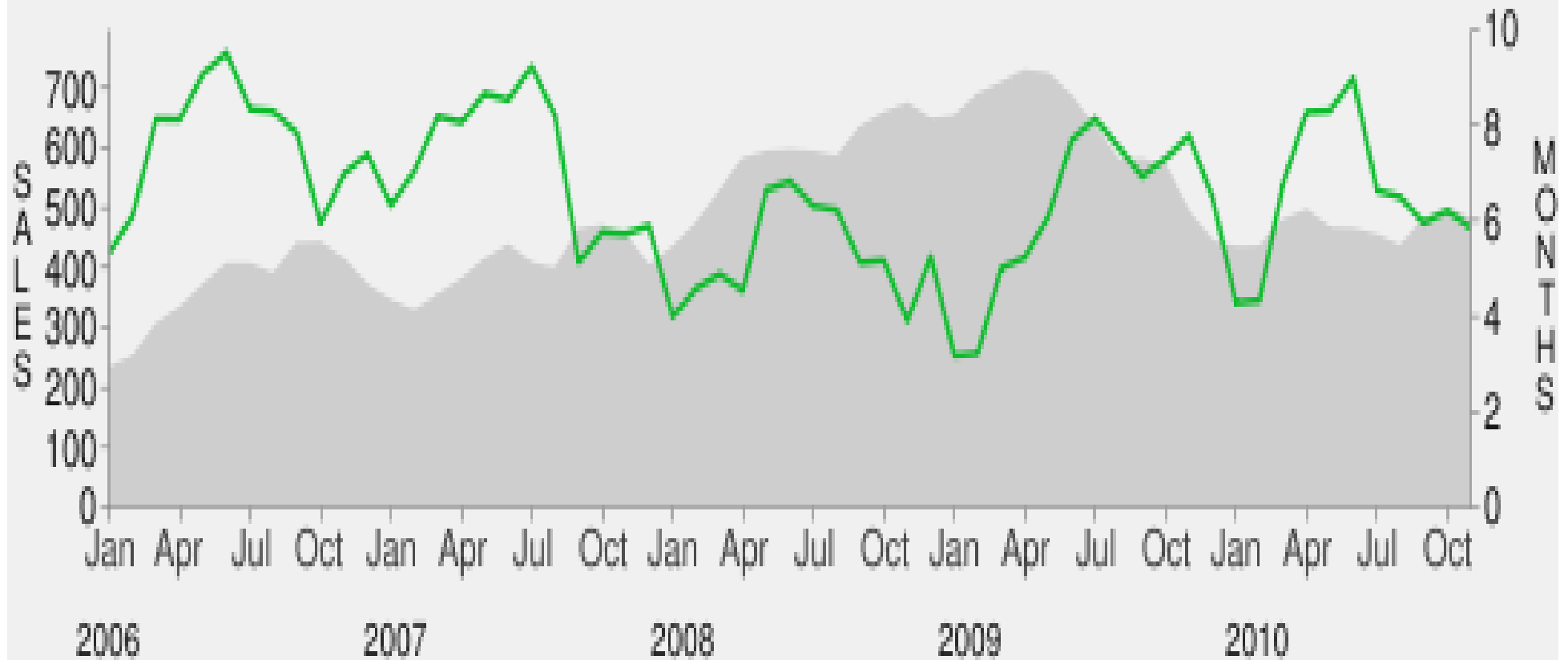
■ Closed Sales ■ Months Inventory



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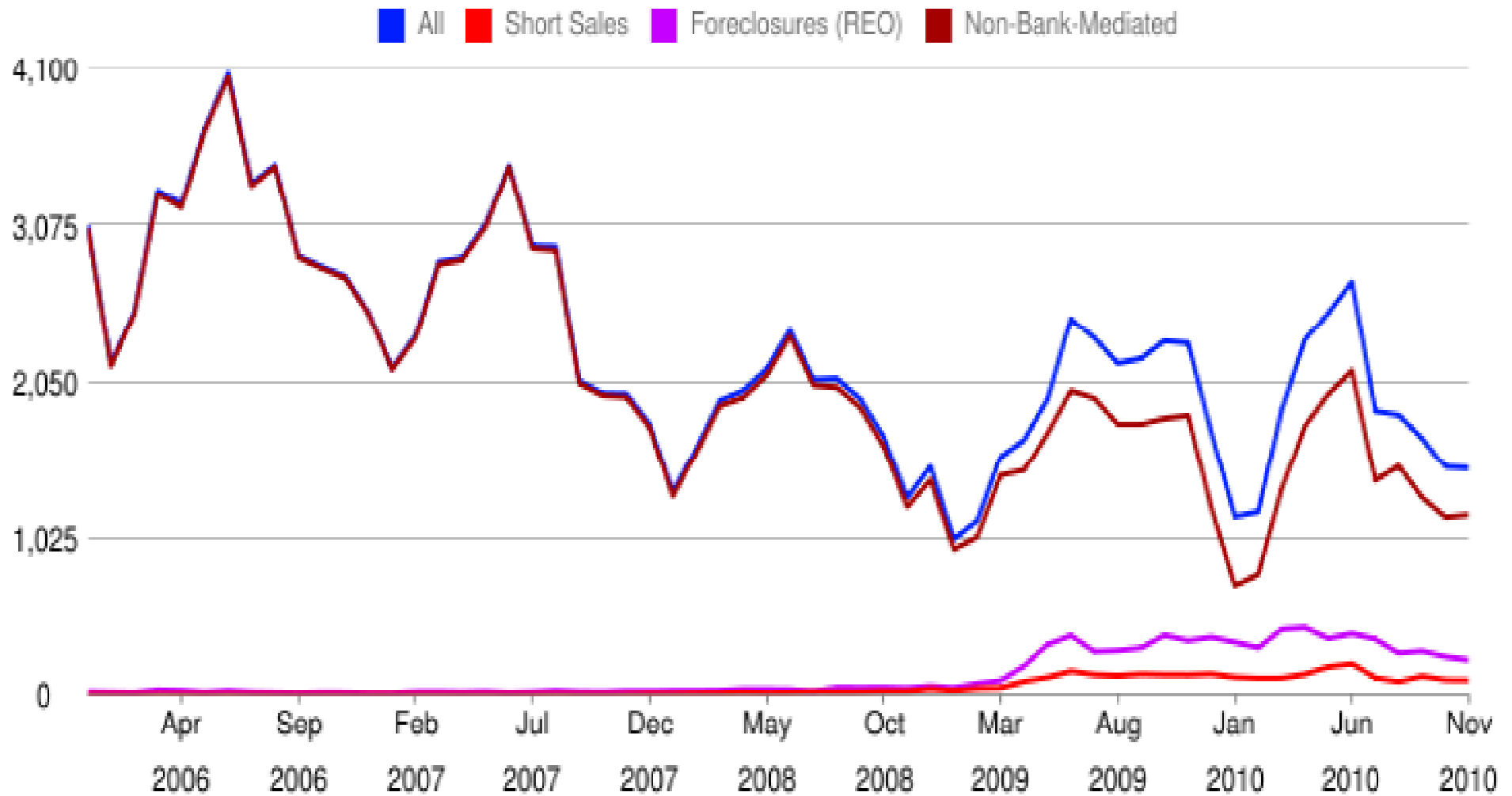
Washington, DC - Inventory vs. Closed Sales

■ Closed Sales ■ Months Inventory



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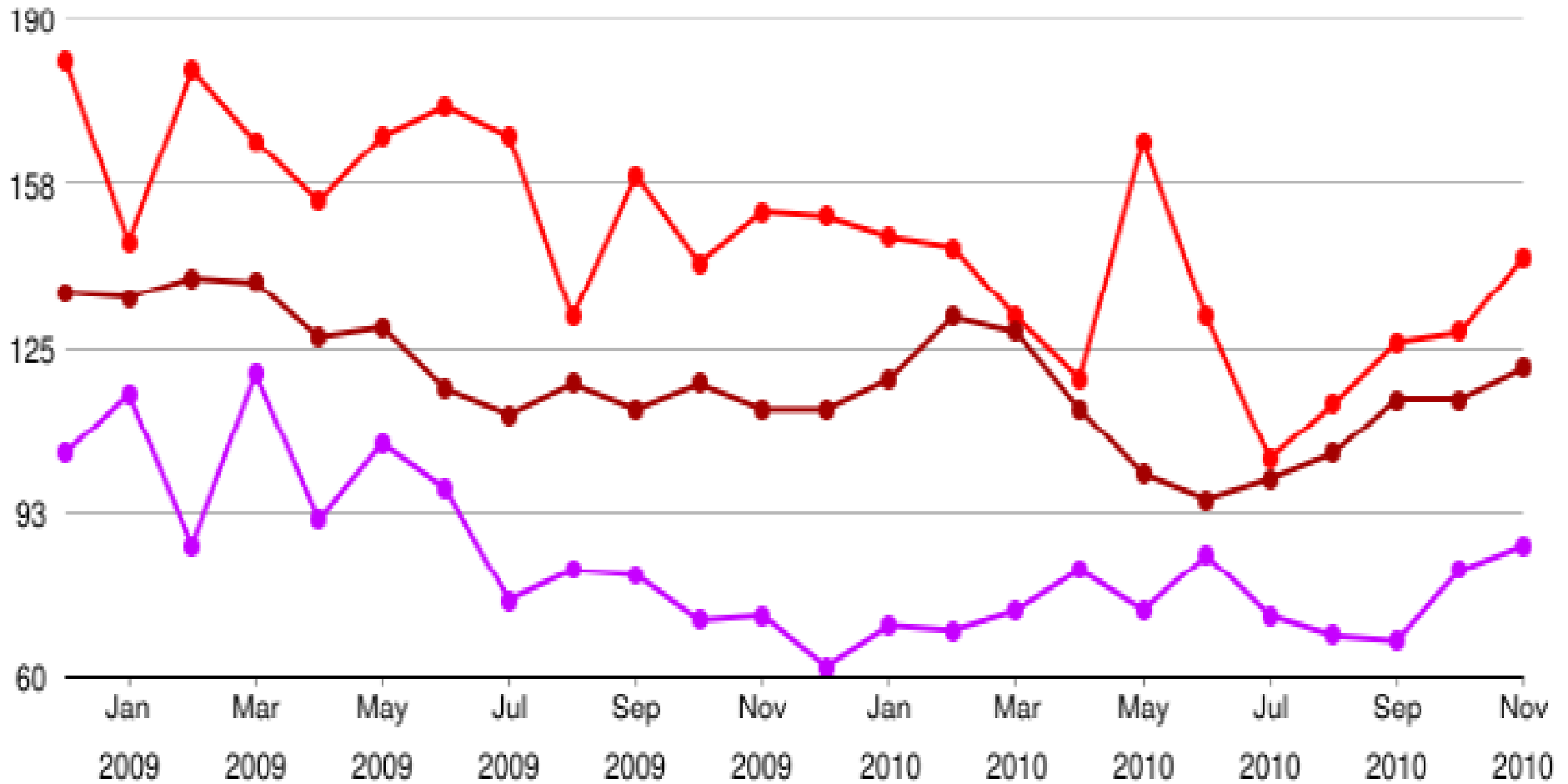
Number of Sold Listings - Baltimore Metro



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Average Days on Market - Baltimore Metro

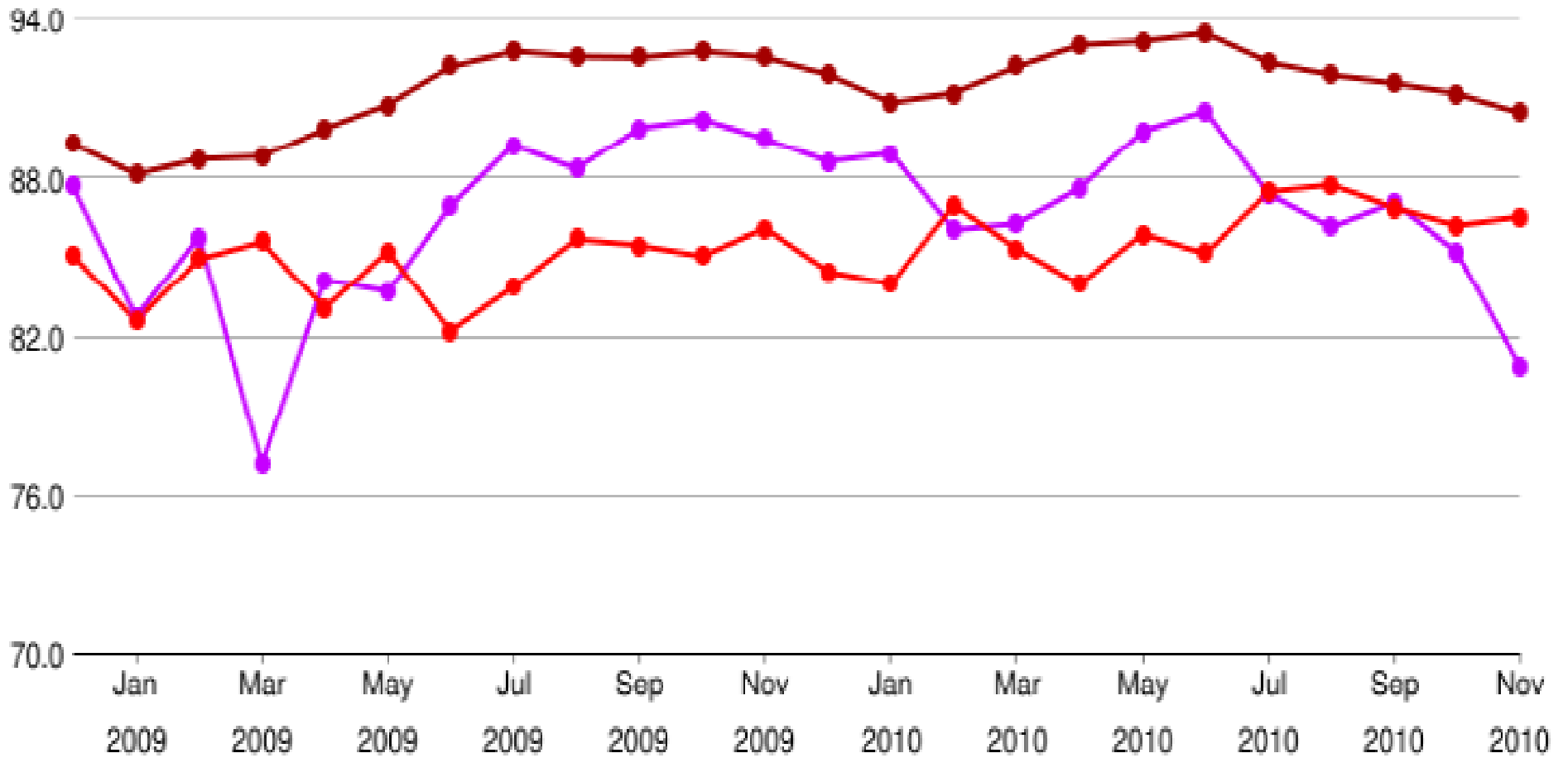
Short Sales Foreclosures (REO) Non-Bank-Mediated



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Avg Sold to Avg List Price Ratio - Baltimore Metro

Short Sales Foreclosures (REO) Non-Bank-Mediated



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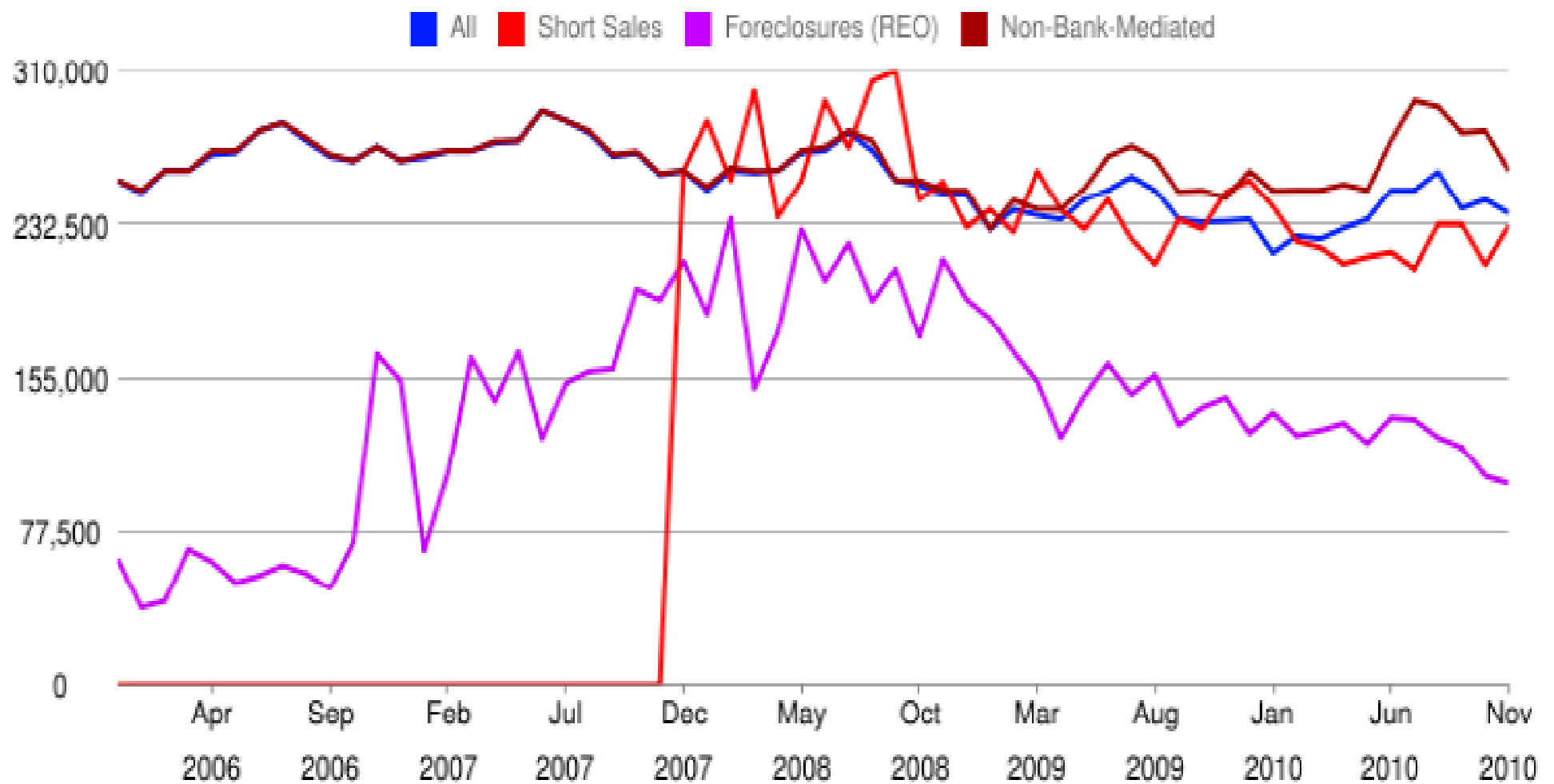
Median Sold Price - Baltimore Metro

■ All ■ Foreclosures (REO) ■ Non-Bank-Mediated



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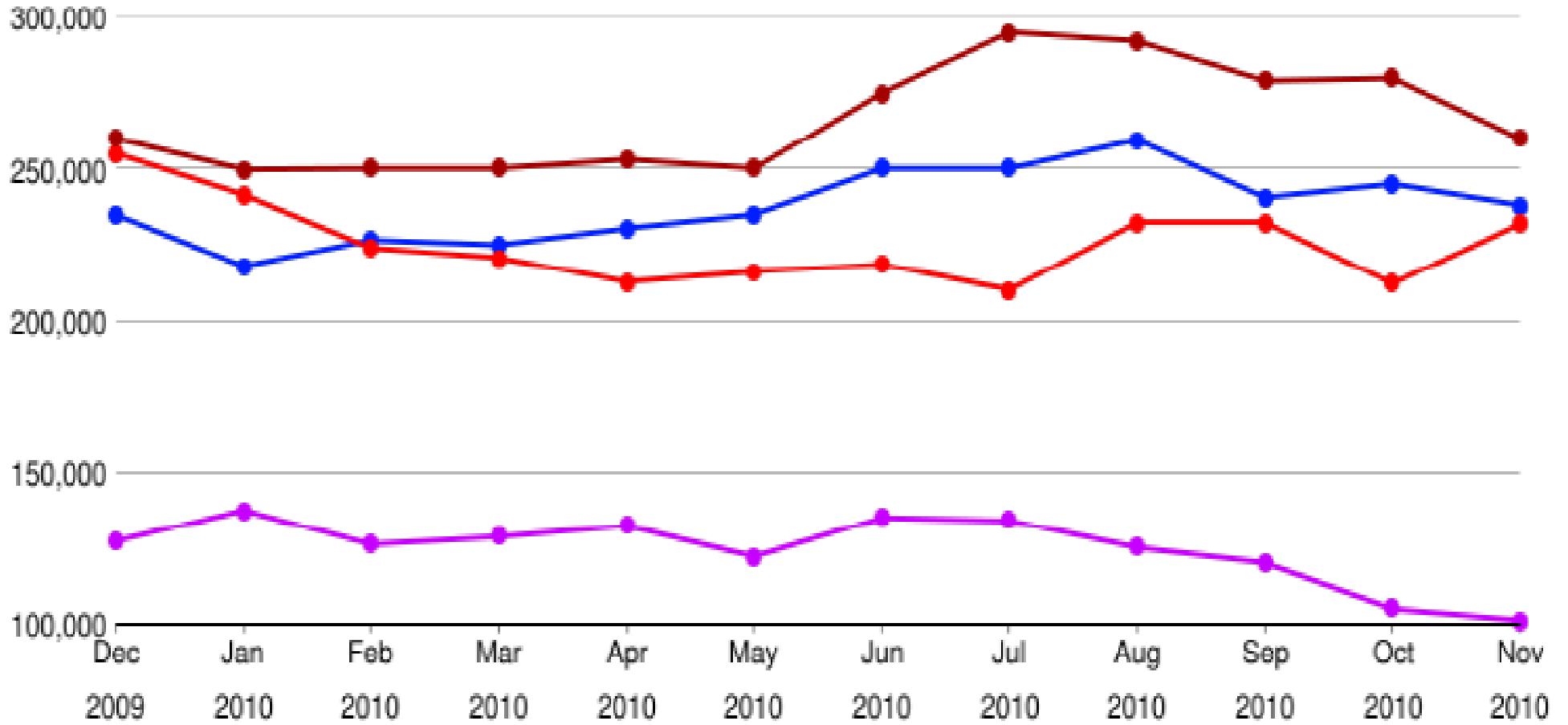
Median Sold Price - Baltimore Metro



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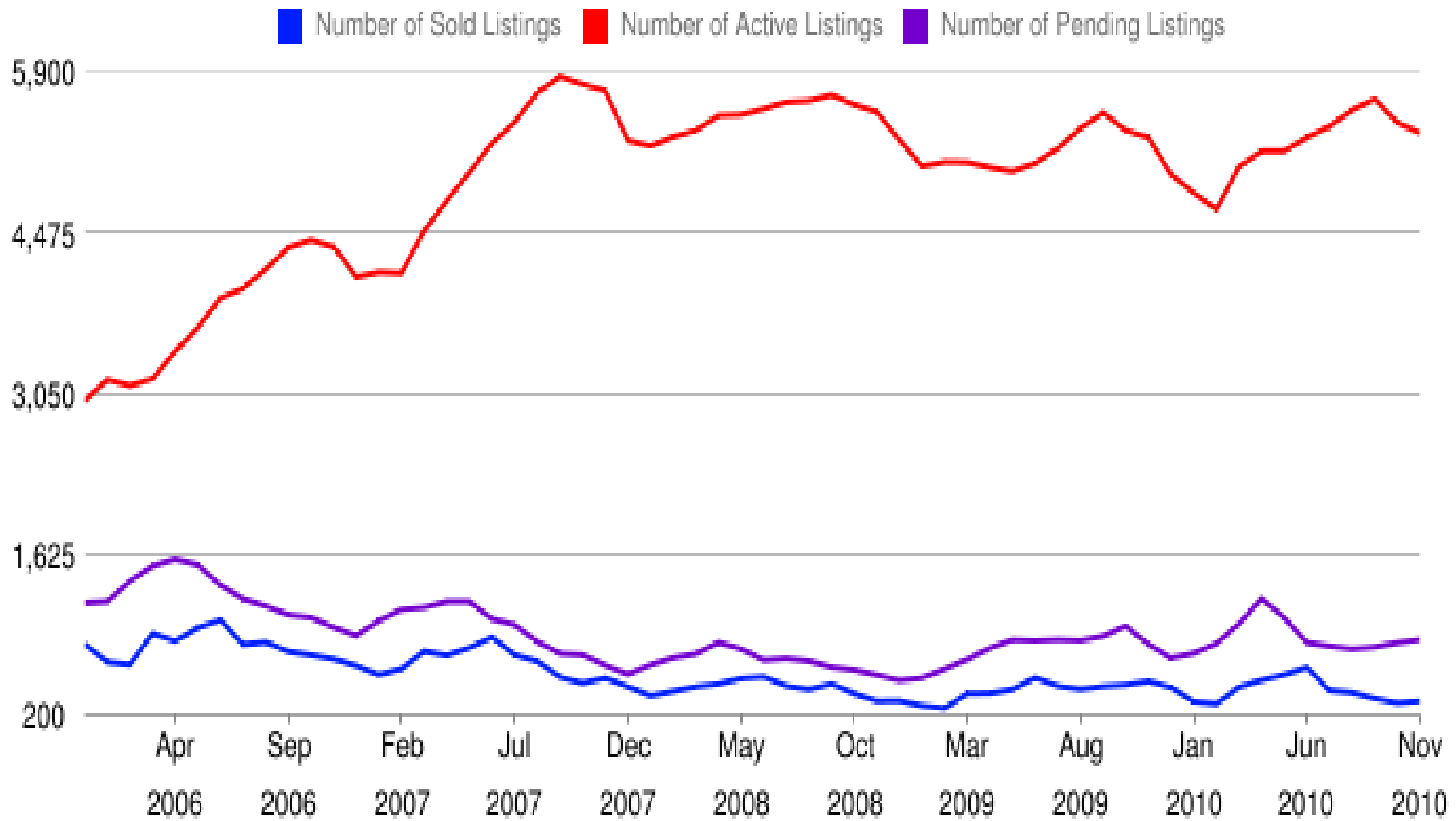
Median Sold Price - Baltimore Metro

All Short Sales Foreclosures (REO) Non-Bank-Mediated



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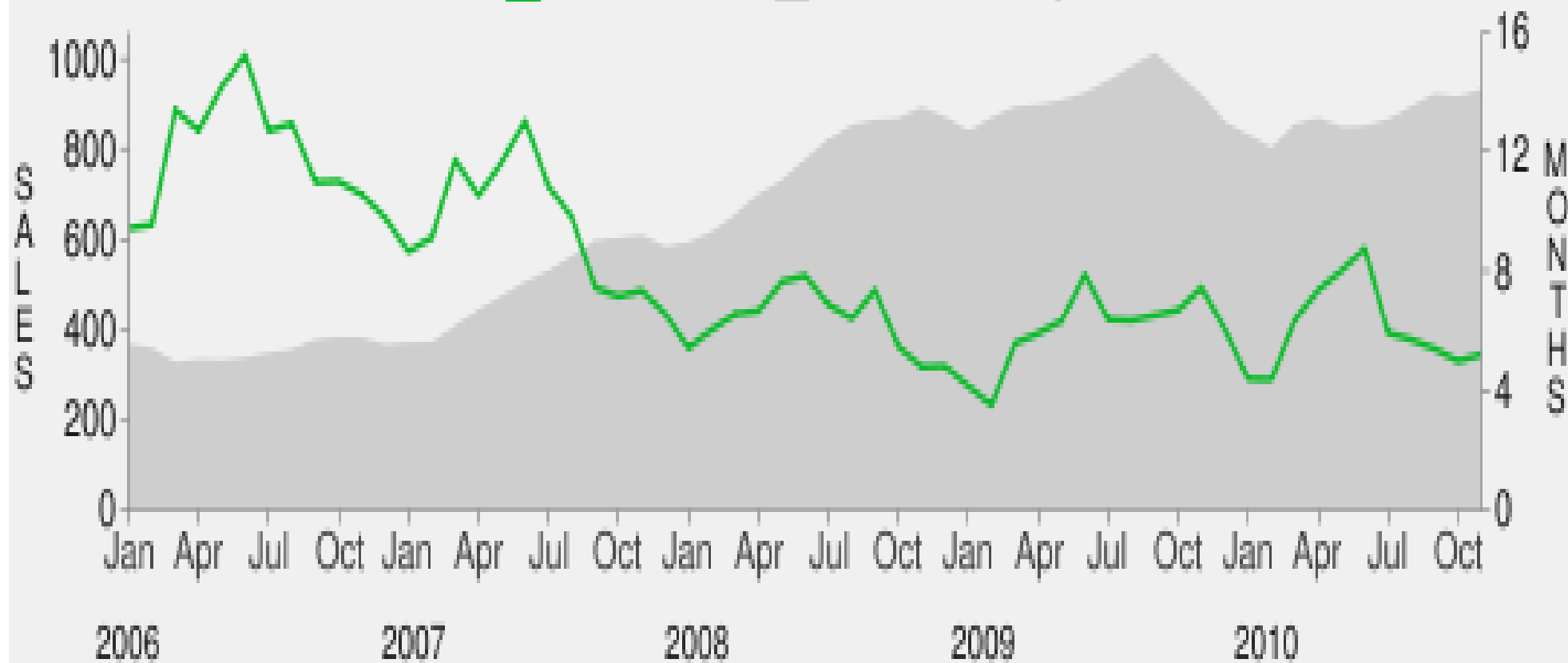
Market Activity - Baltimore City, MD



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Baltimore City, MD - Inventory vs. Closed Sales

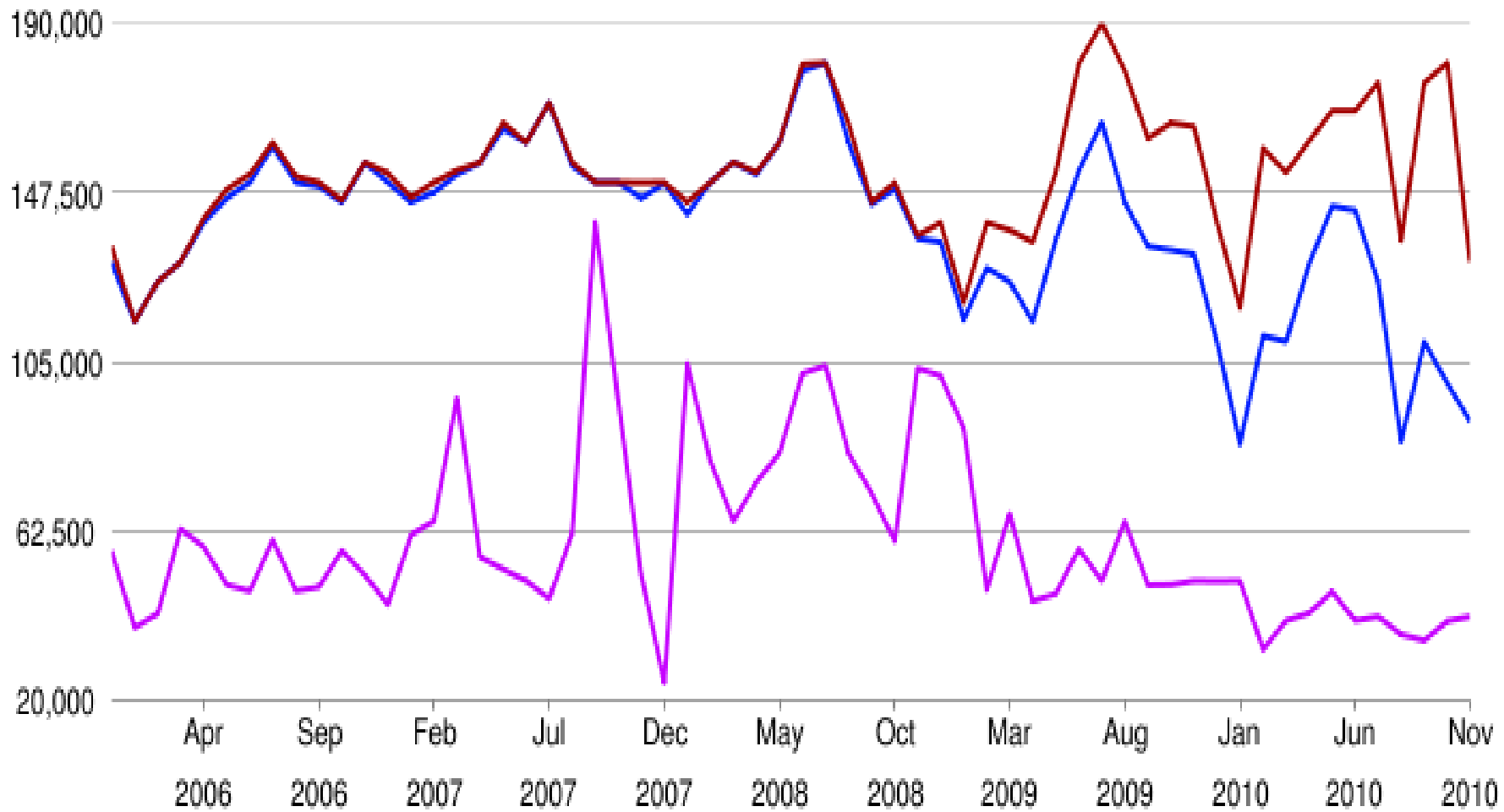
■ Closed Sales ■ Months Inventory



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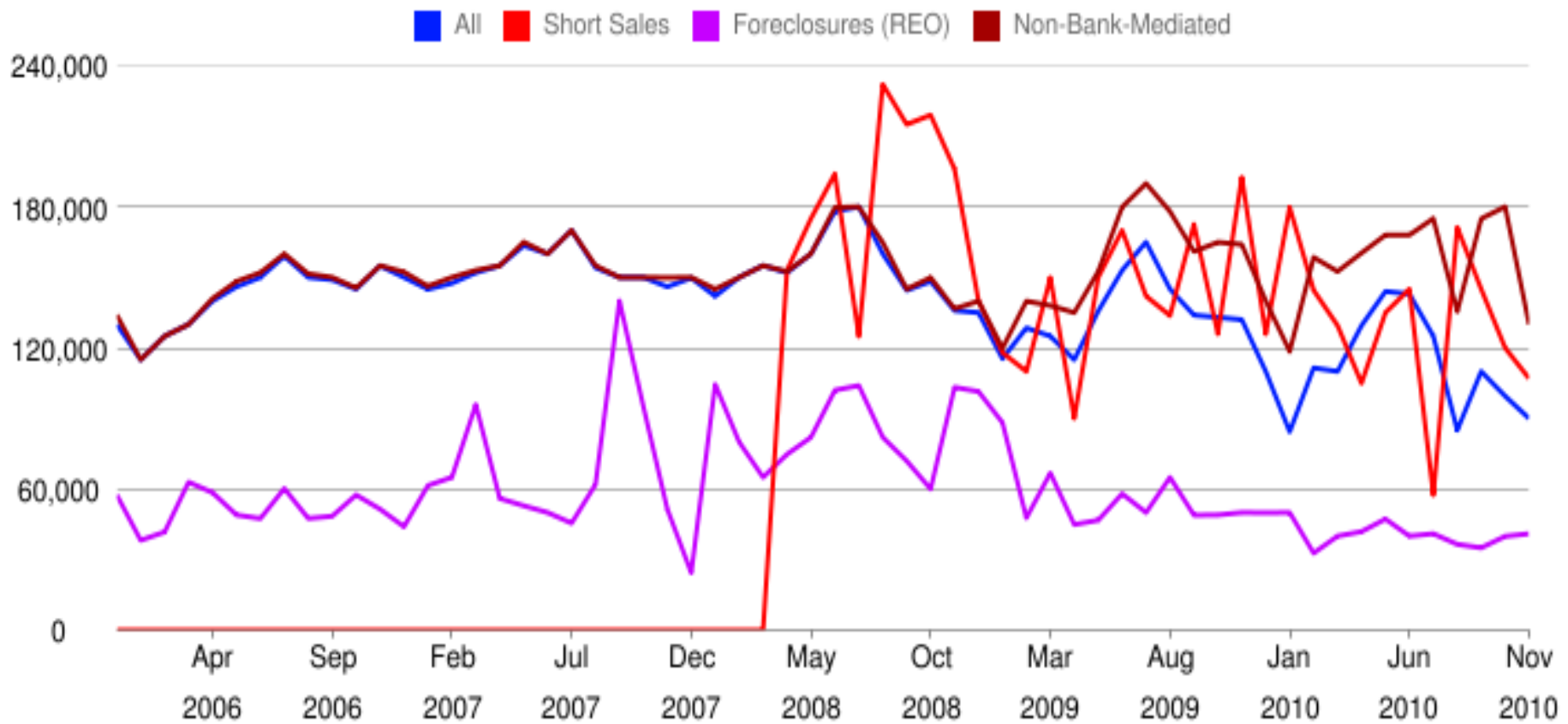
Median Sold Price - Baltimore City, MD

■ All ■ Foreclosures (REO) ■ Non-Bank-Mediated



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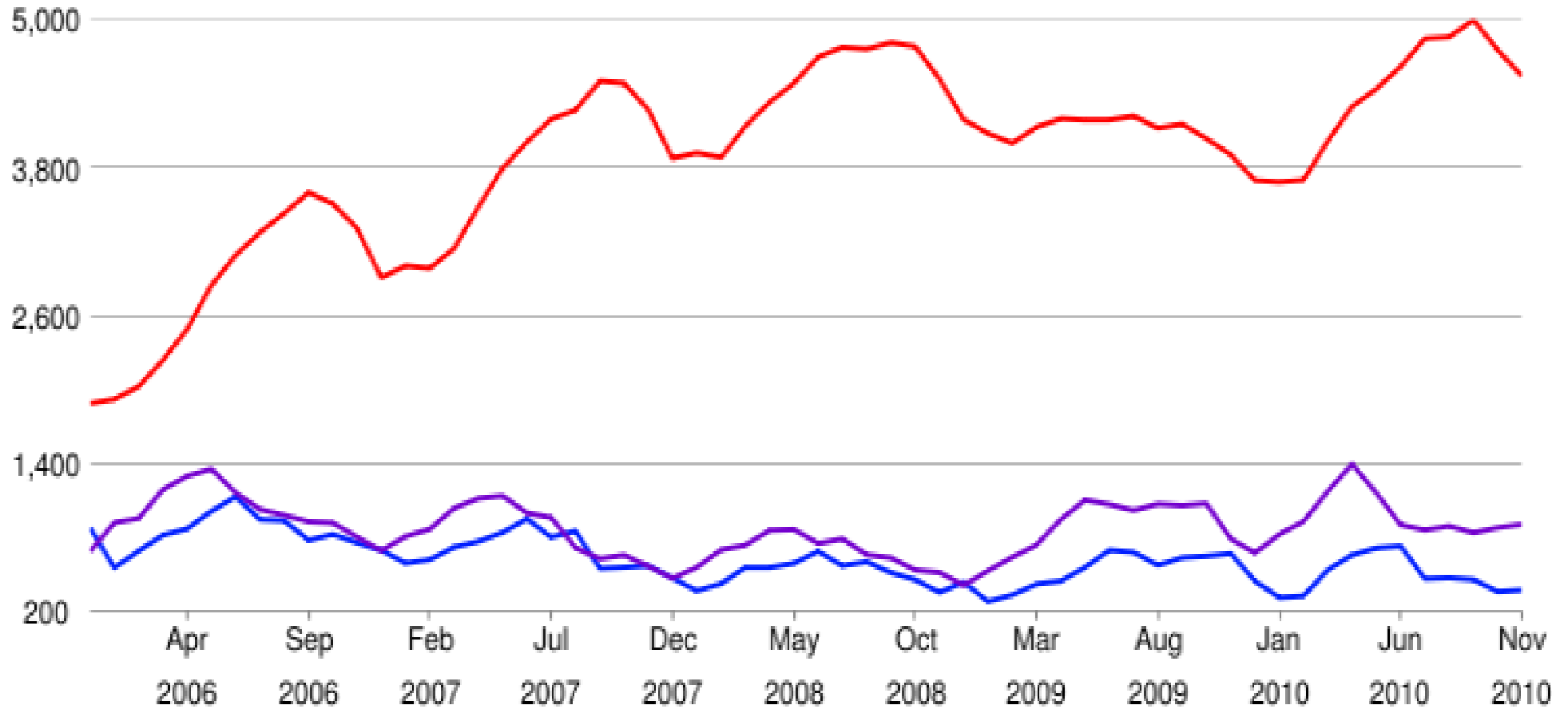
Median Sold Price - Baltimore City, MD



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Market Activity - Baltimore County, MD

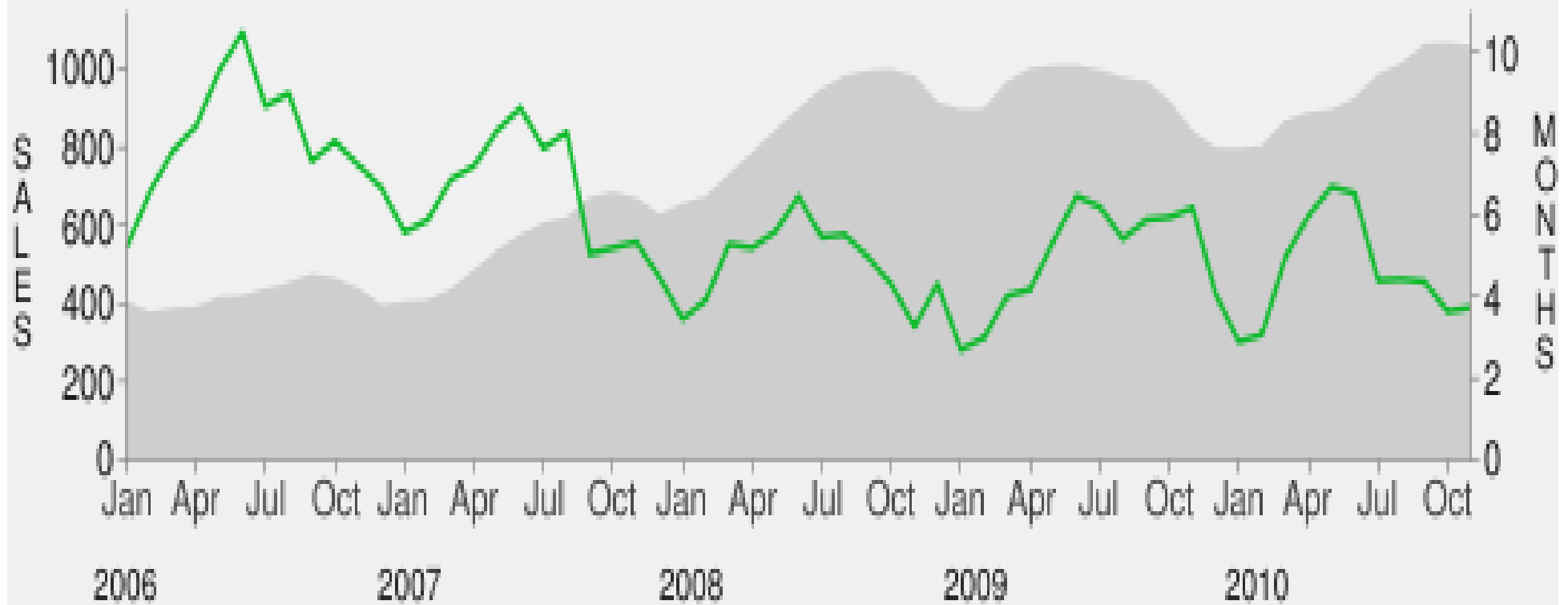
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Baltimore County, MD - Inventory vs. Closed Sales

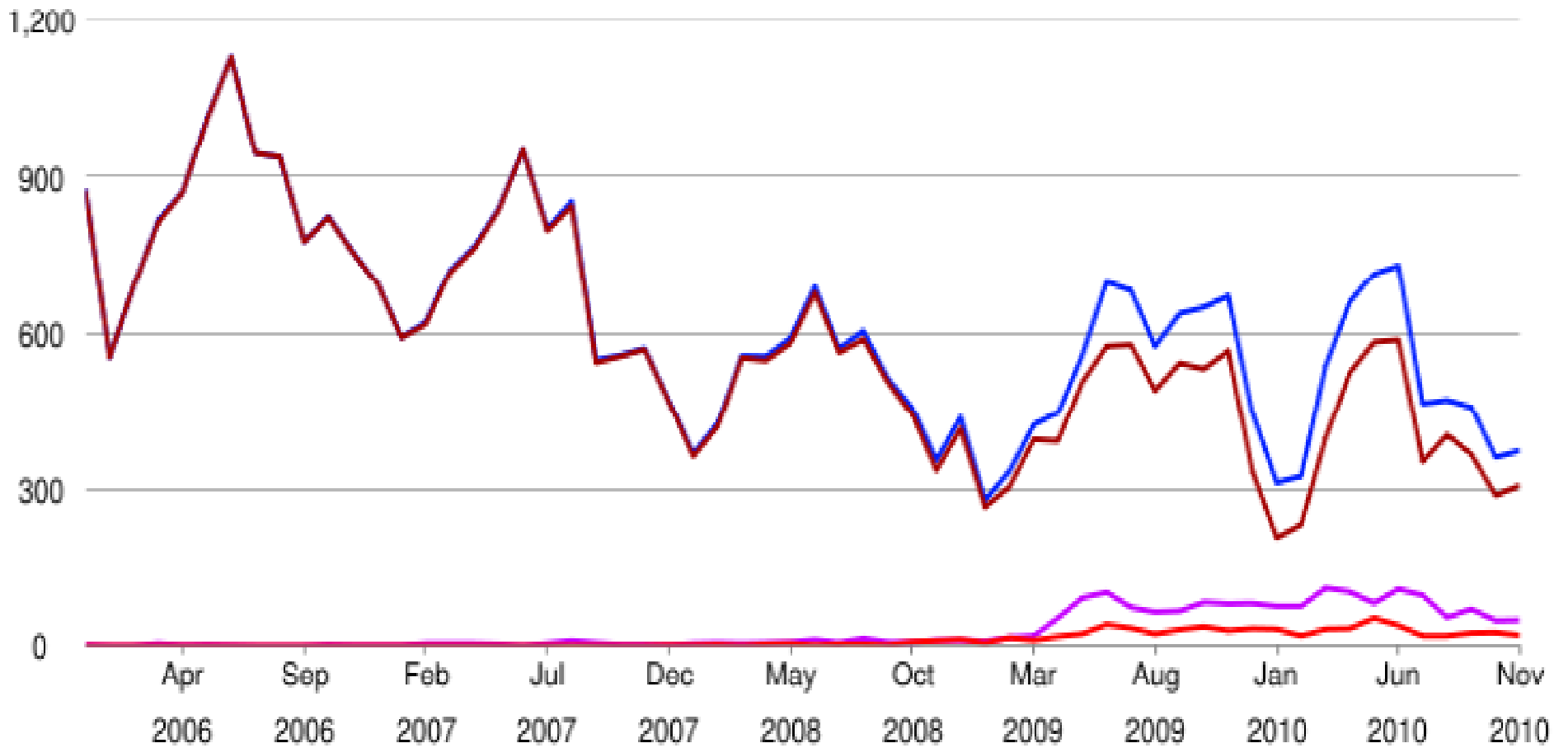
■ Closed Sales ■ Months Inventory



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Number of Sold Listings - Baltimore County, MD

■ All ■ Short Sales ■ Foreclosures (REO) ■ Non-Bank-Mediated



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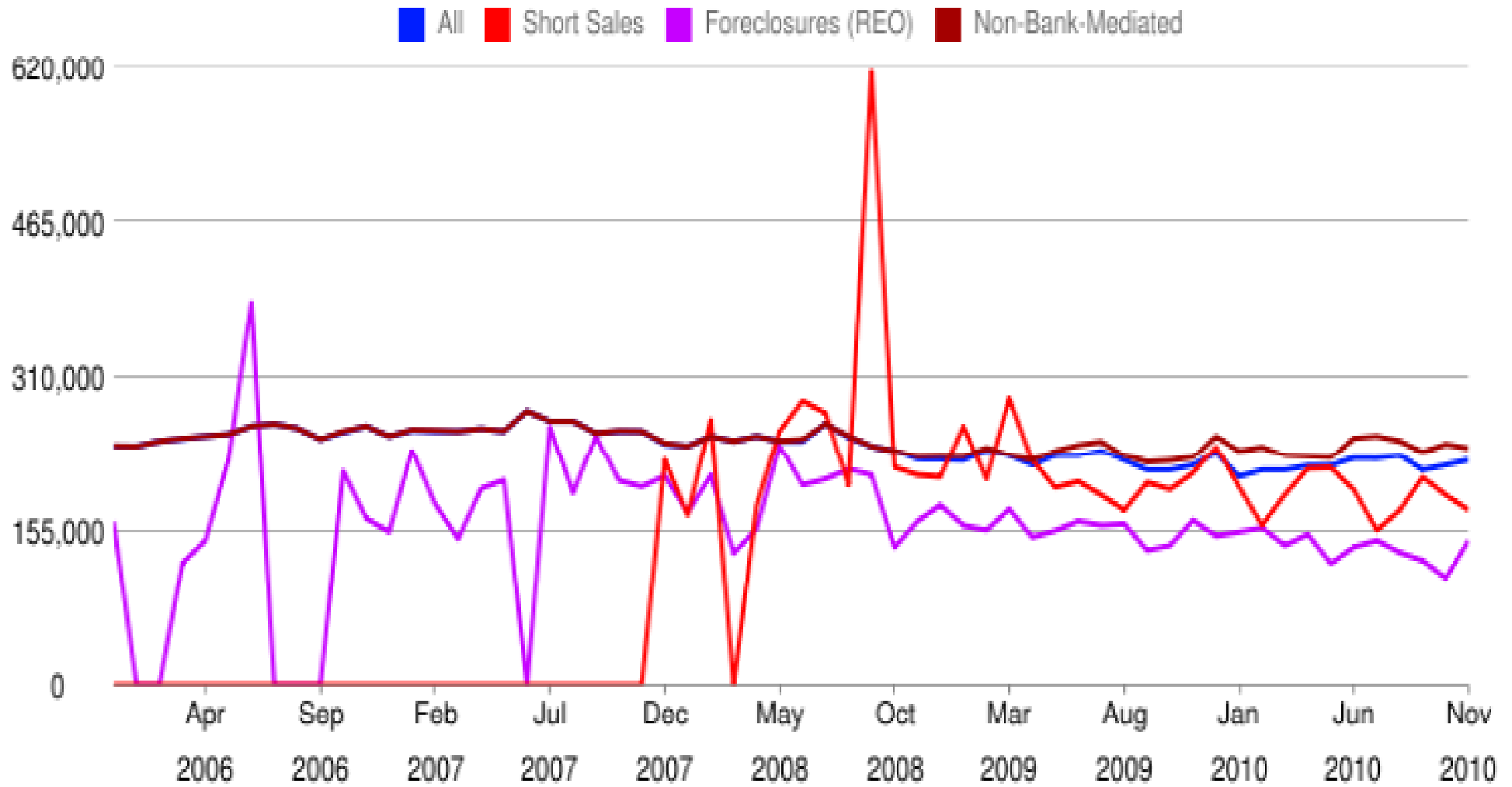
Median Sold Price - Baltimore County, MD

■ All ■ Foreclosures (REO) ■ Non-Bank-Mediated



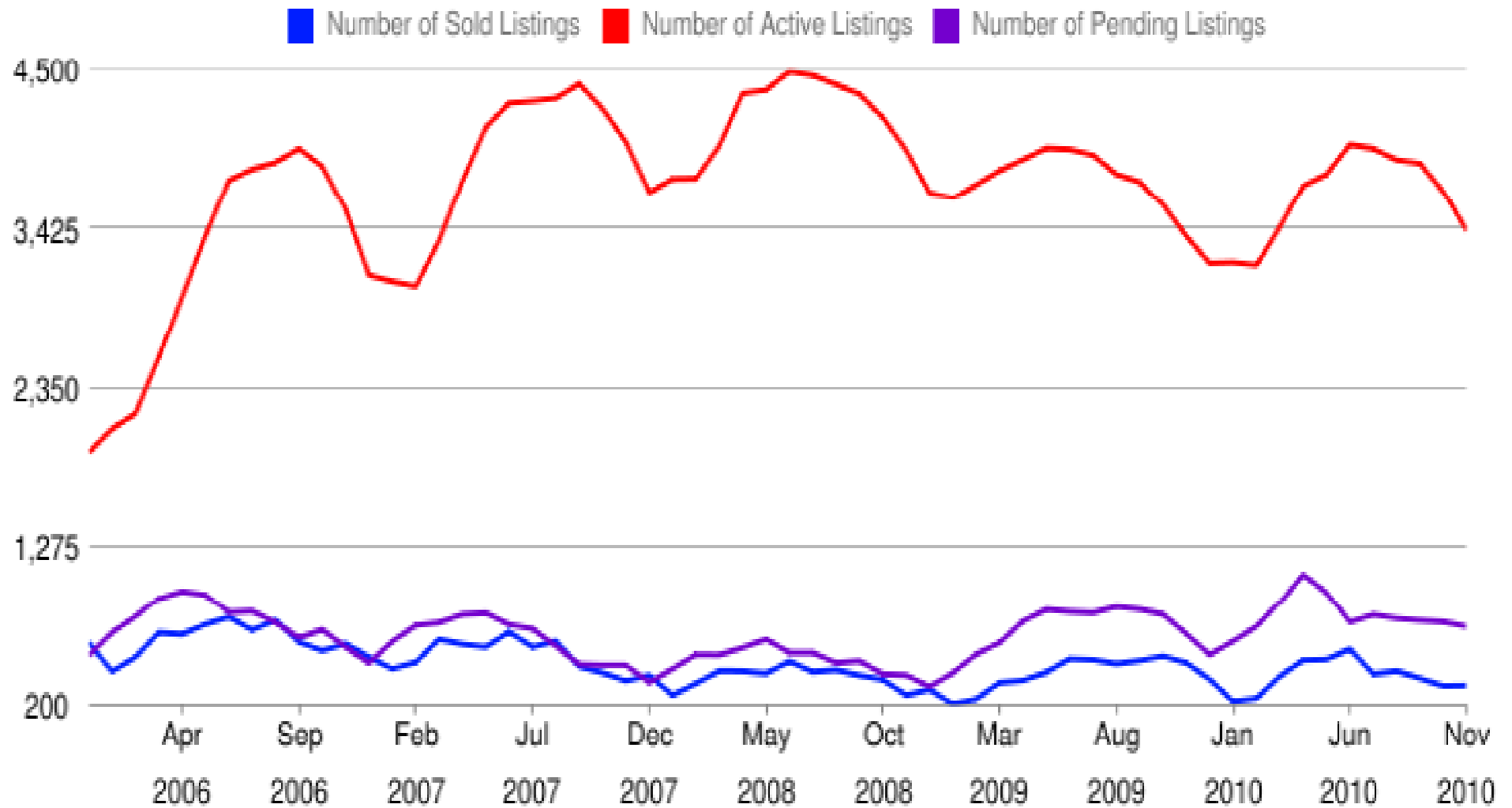
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Median Sold Price - Baltimore County, MD



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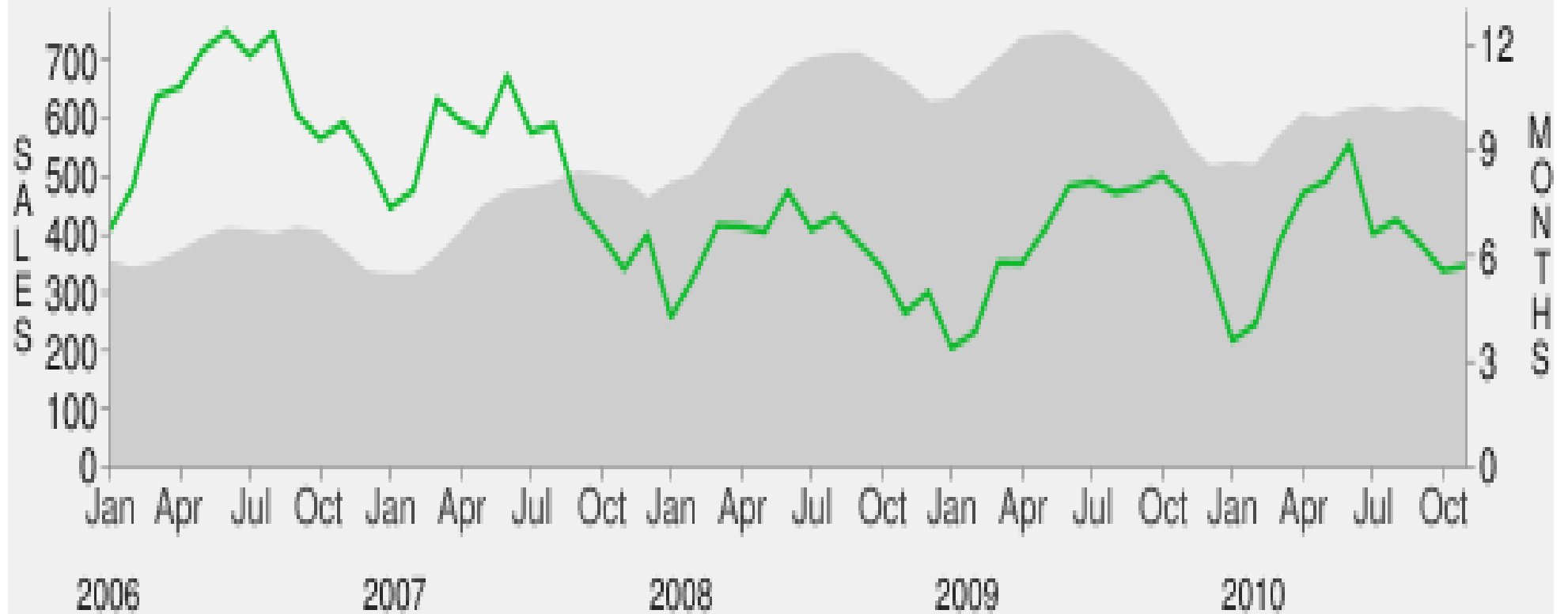
Market Activity - Anne Arundel County, MD



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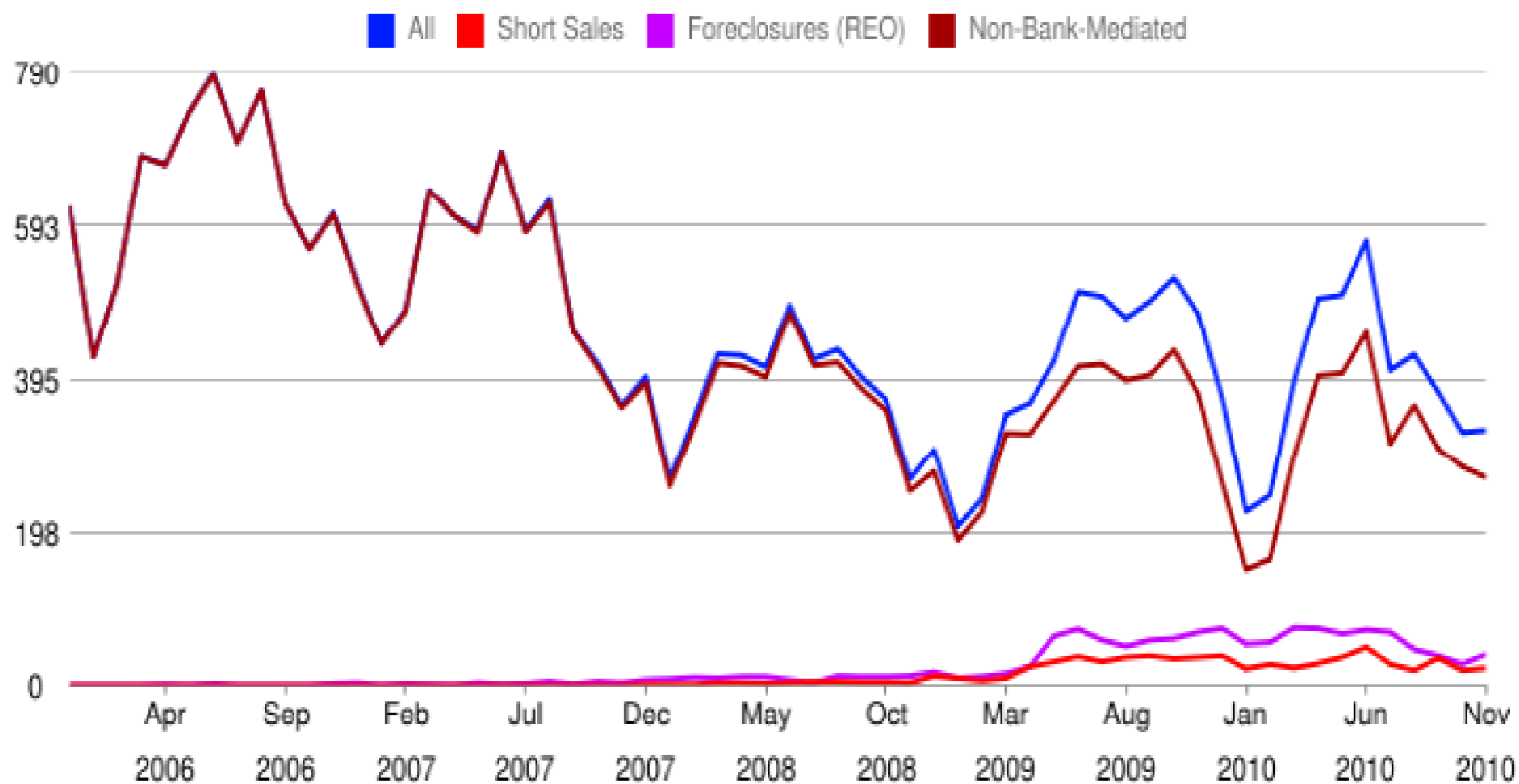
Anne Arundel County, MD - Inventory vs. Closed Sales

■ Closed Sales ■ Months Inventory



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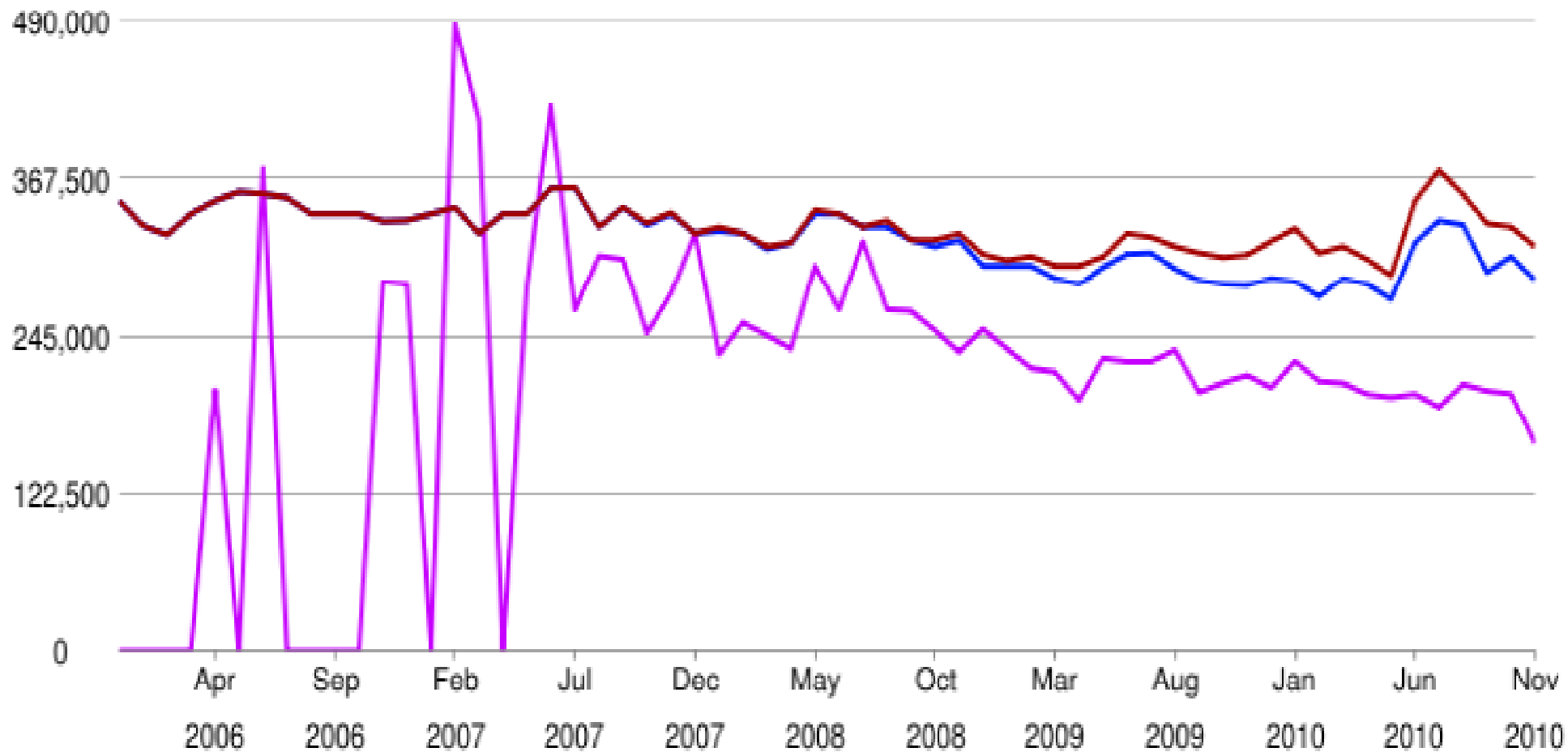
Number of Sold Listings - Anne Arundel County, MD



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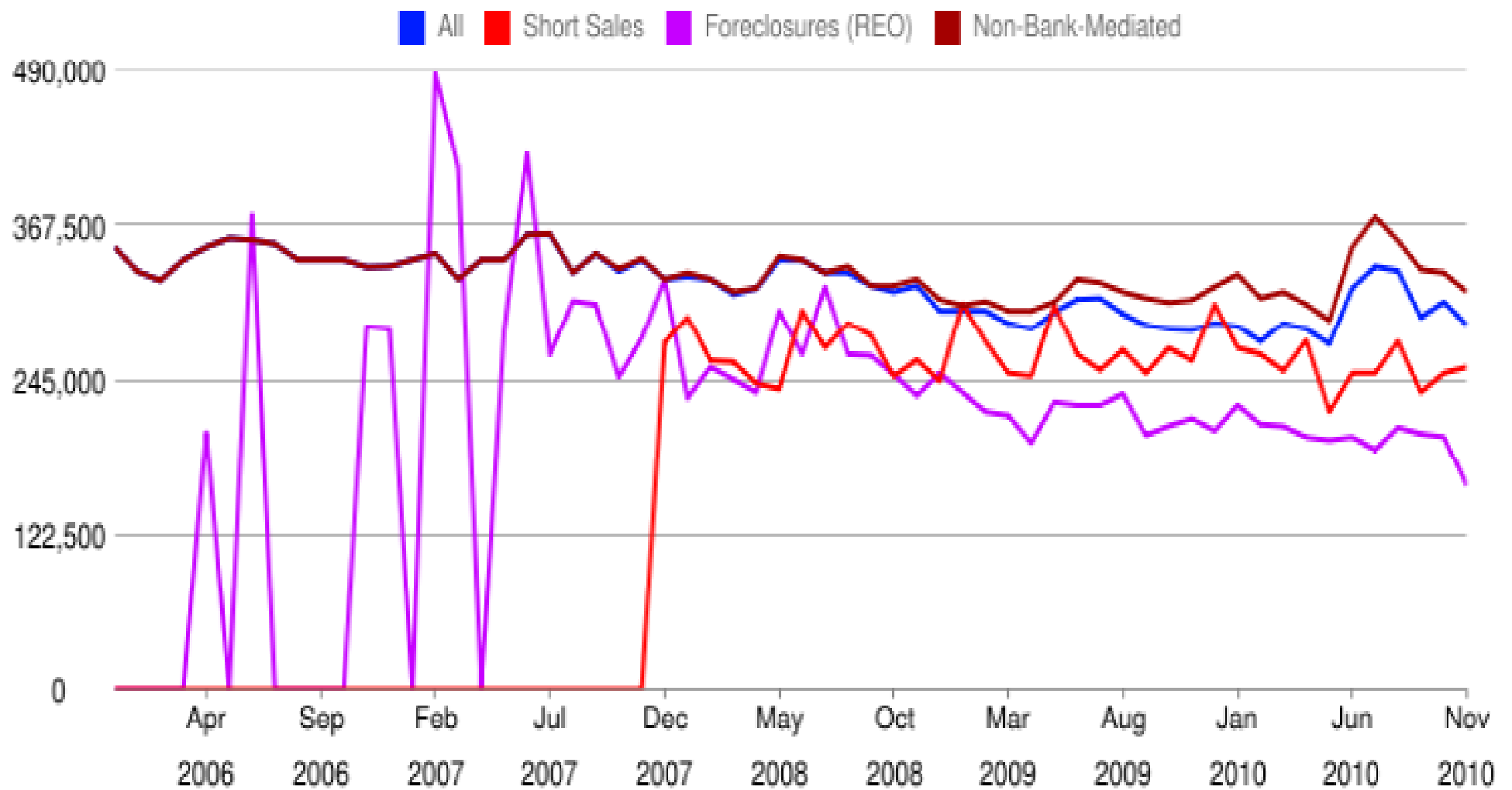
Median Sold Price - Anne Arundel County, MD

■ All ■ Foreclosures (REO) ■ Non-Bank-Mediated



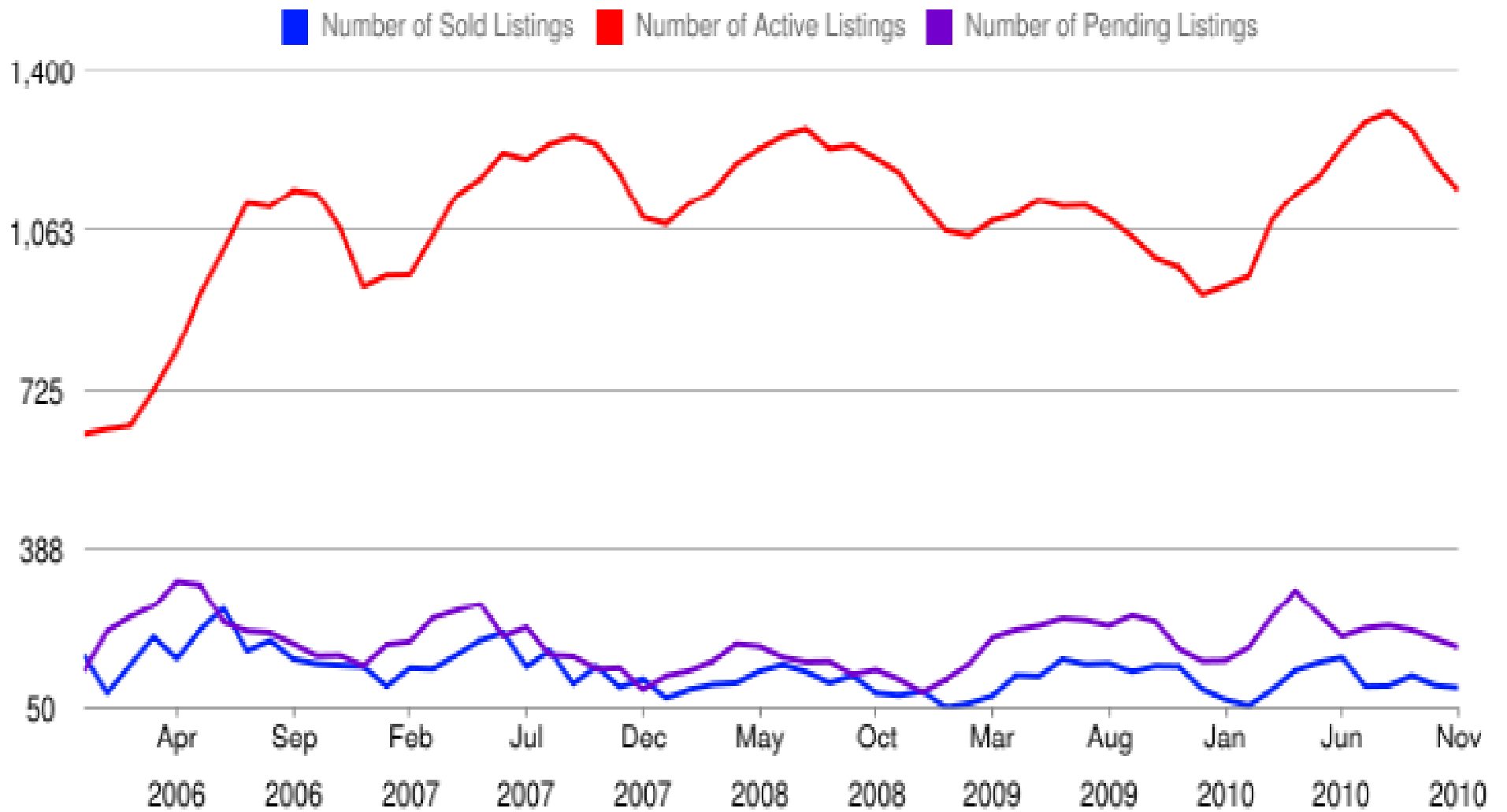
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Median Sold Price - Anne Arundel County, MD



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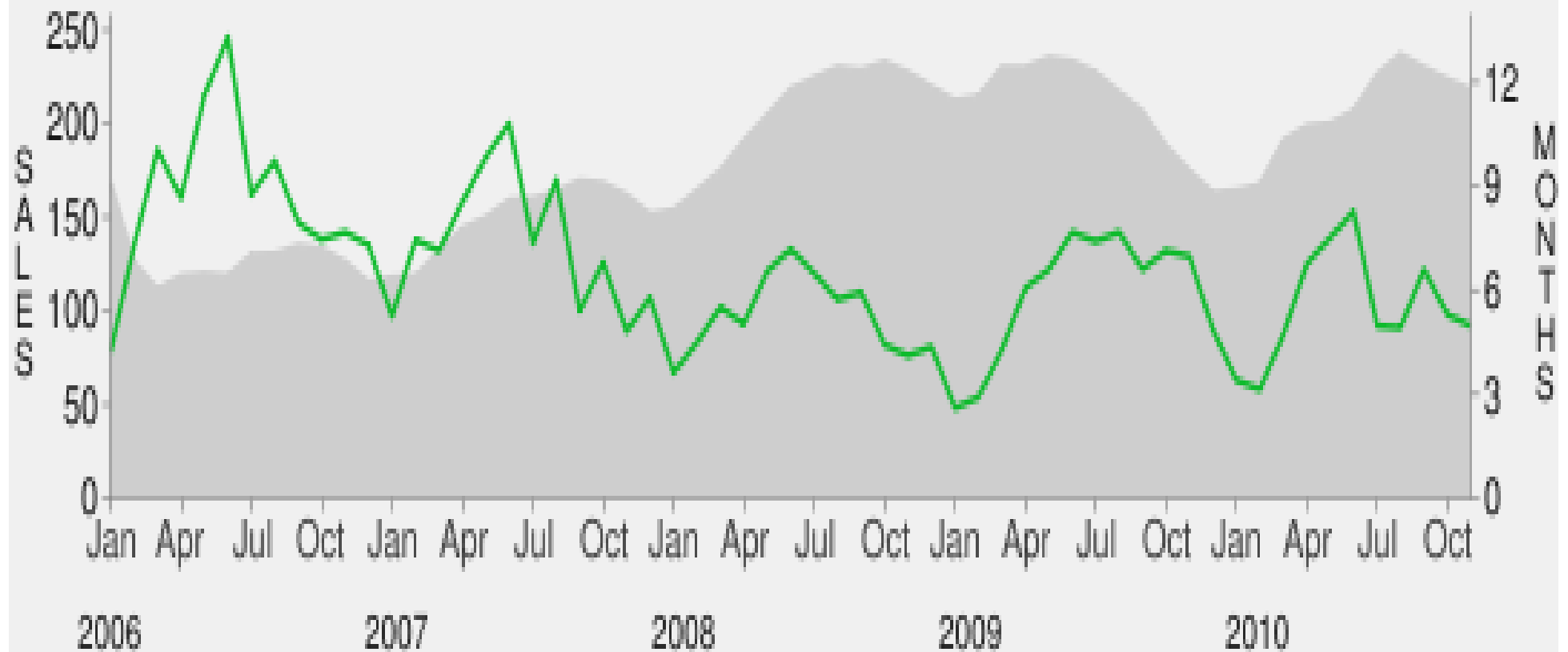
Market Activity - Carroll County, MD



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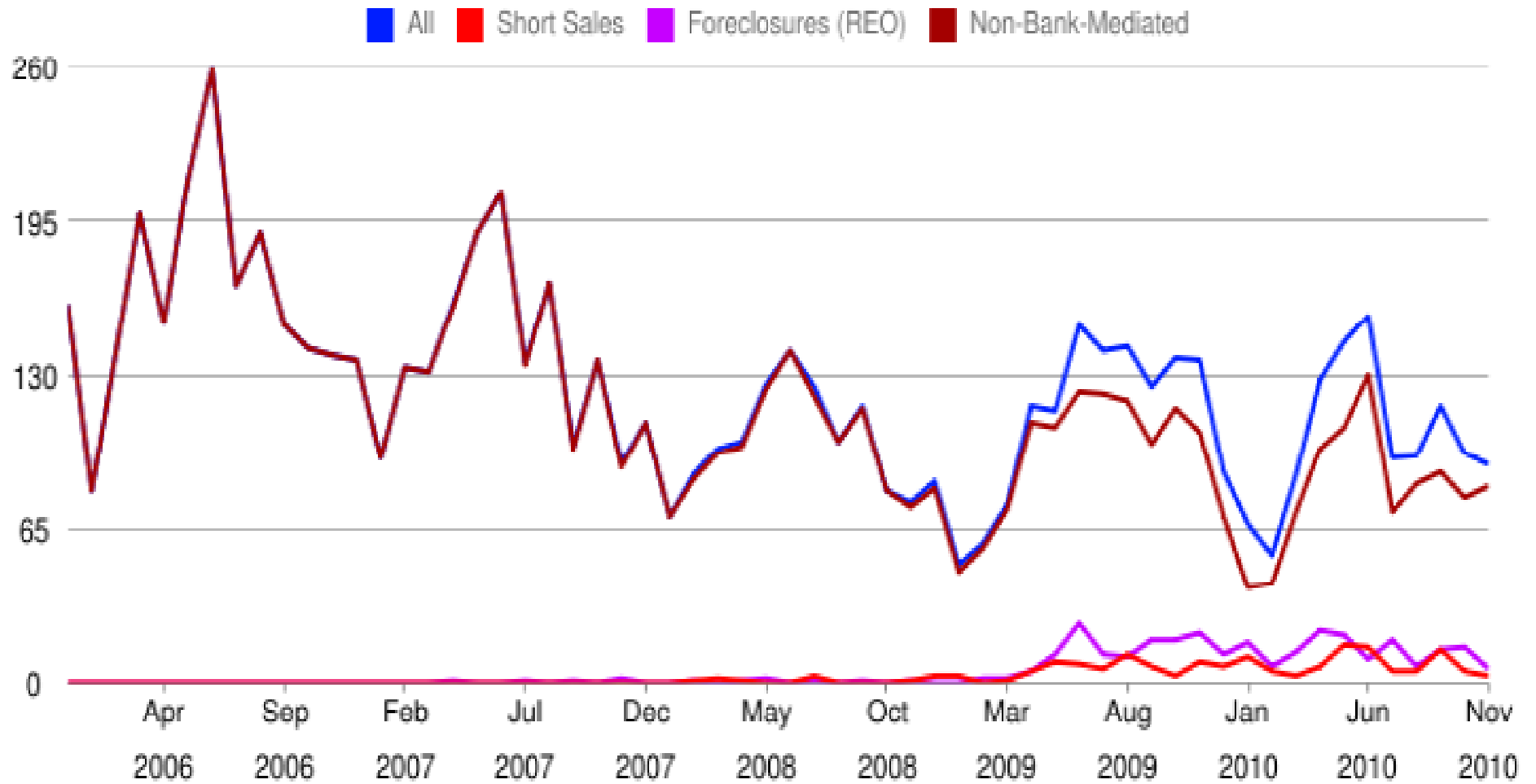
Carroll County, MD - Inventory vs. Closed Sales

■ Closed Sales ■ Months Inventory



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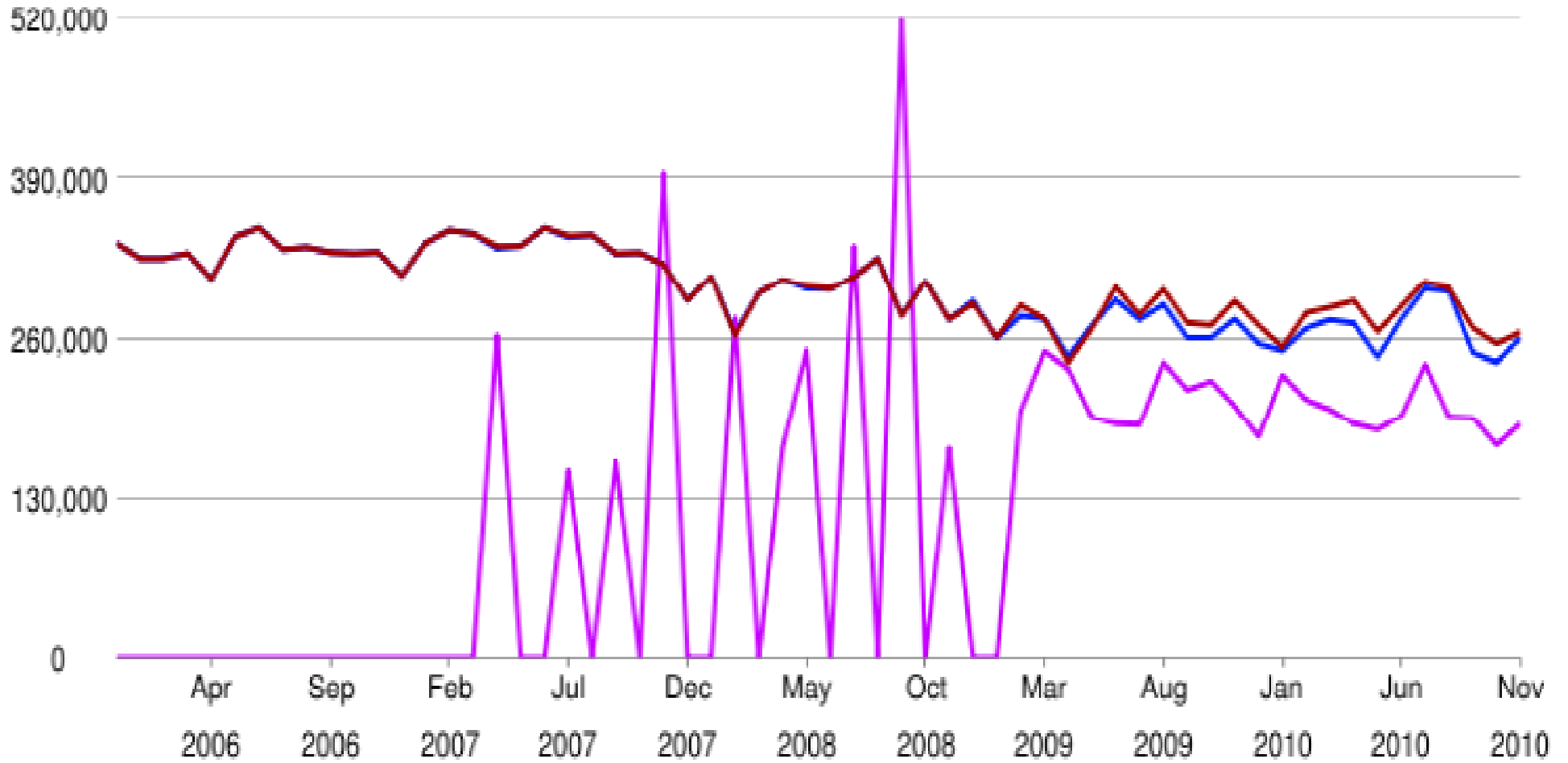
Number of Sold Listings - Carroll County, MD



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Median Sold Price - Carroll County, MD

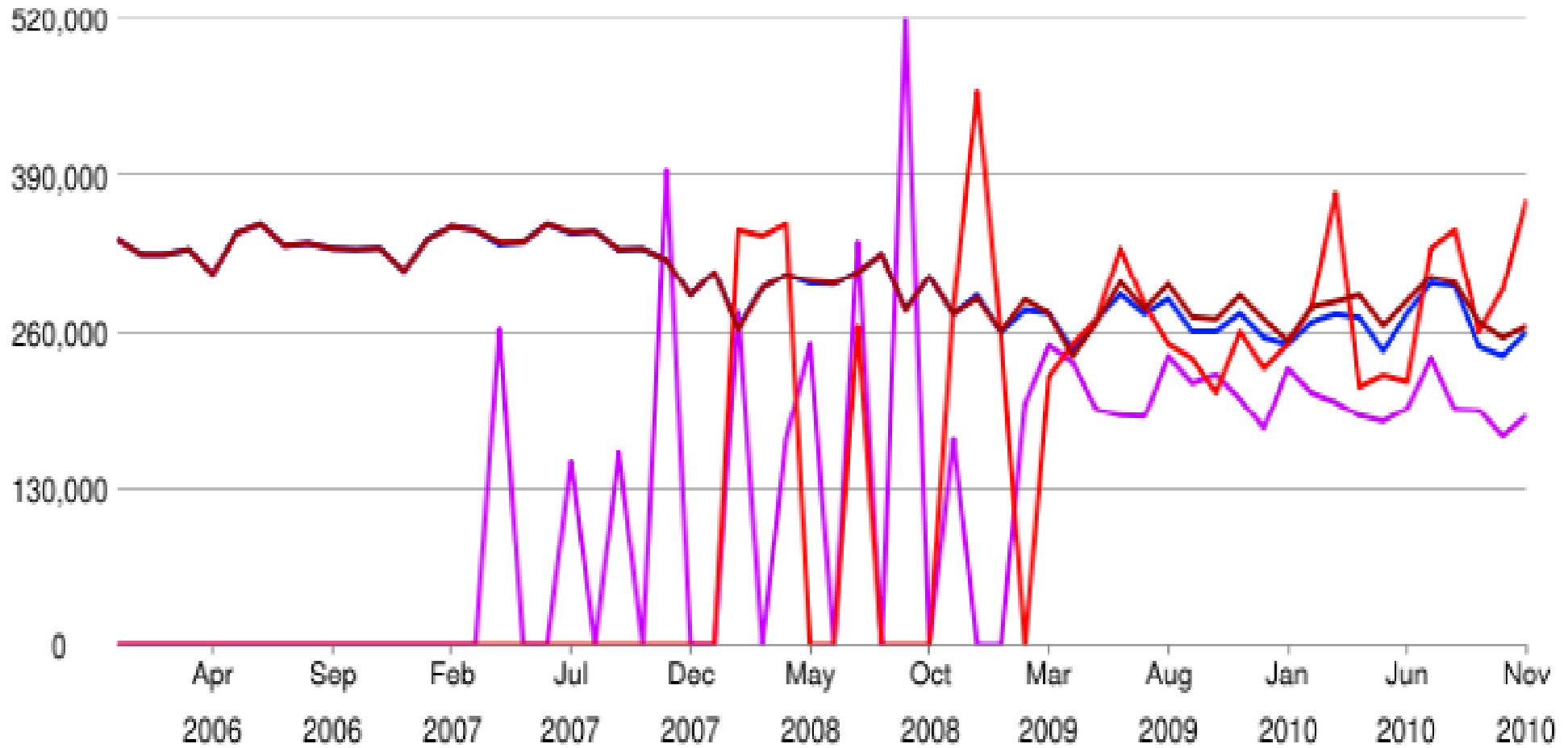
■ All ■ Foreclosures (REO) ■ Non-Bank-Mediated



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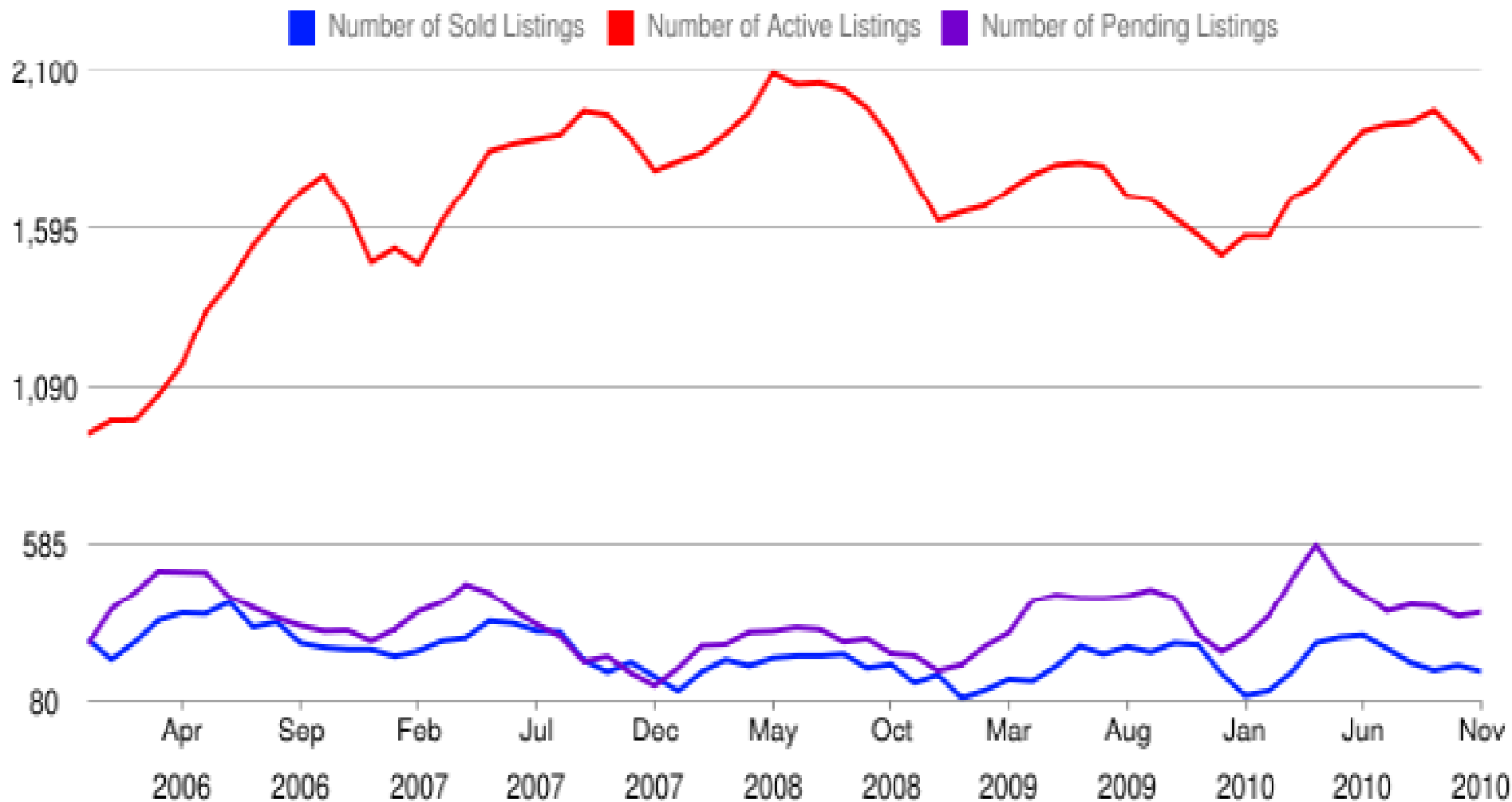
Median Sold Price - Carroll County, MD

■ All ■ Short Sales ■ Foreclosures (REO) ■ Non-Bank-Mediated



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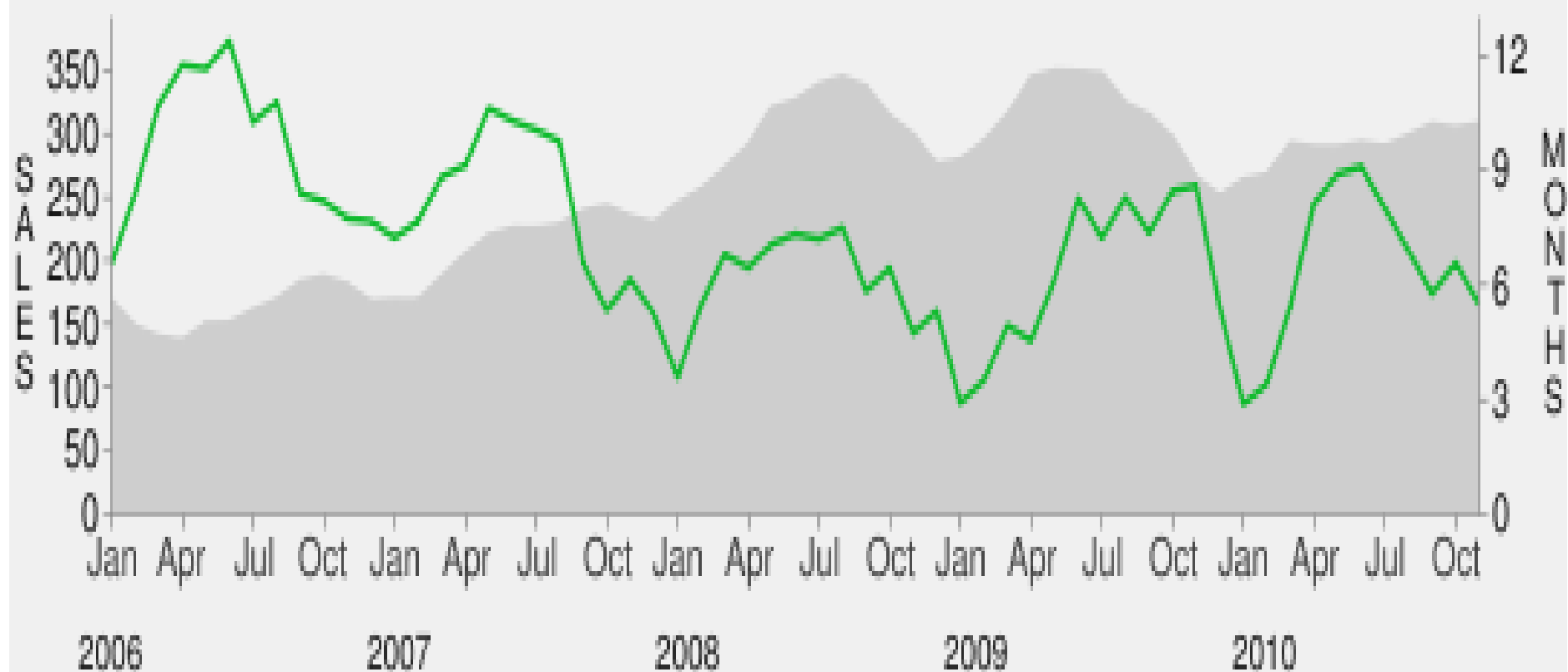
Market Activity - Harford County, MD



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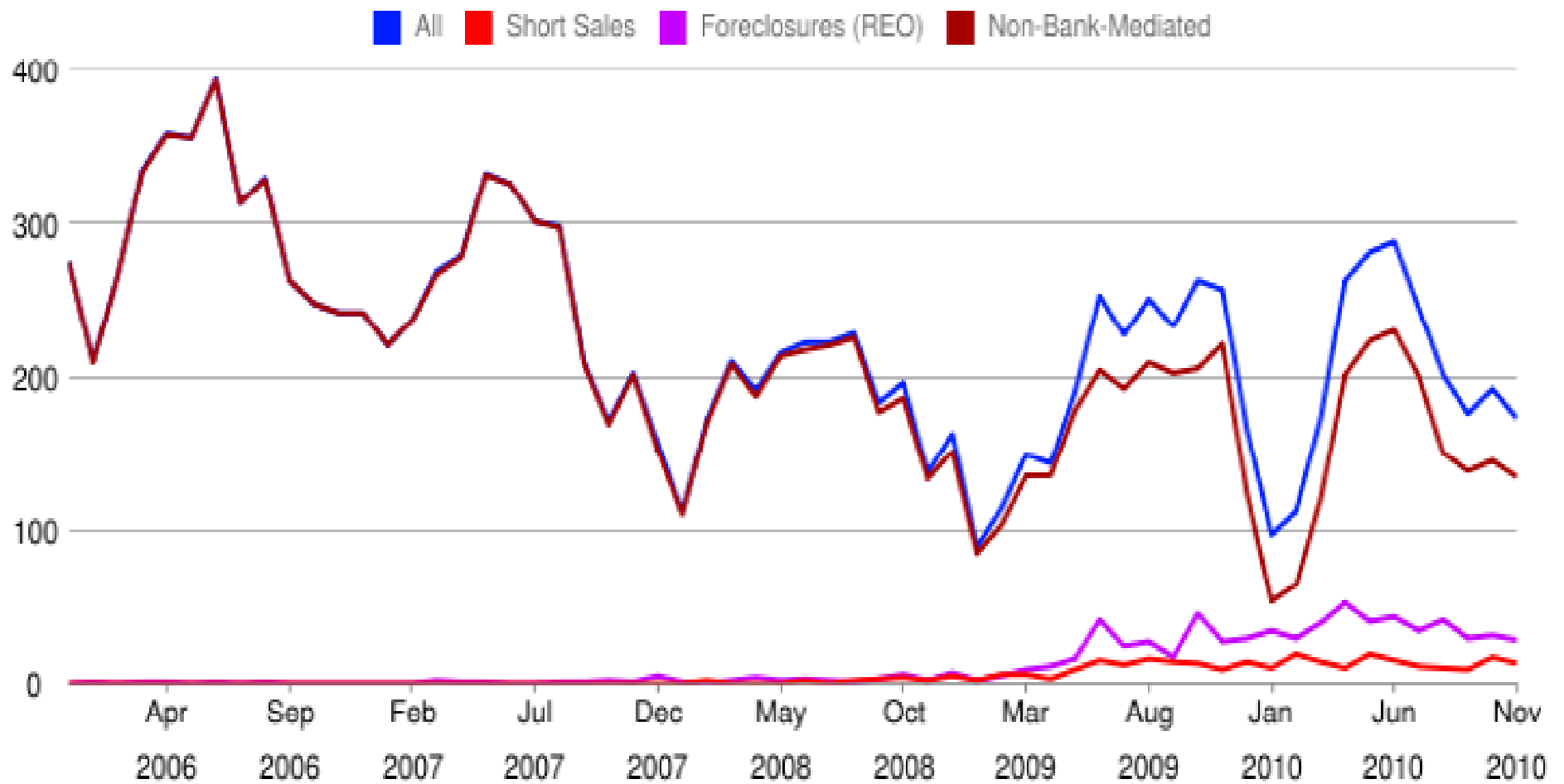
Harford County, MD - Inventory vs. Closed Sales

■ Closed Sales ■ Months Inventory



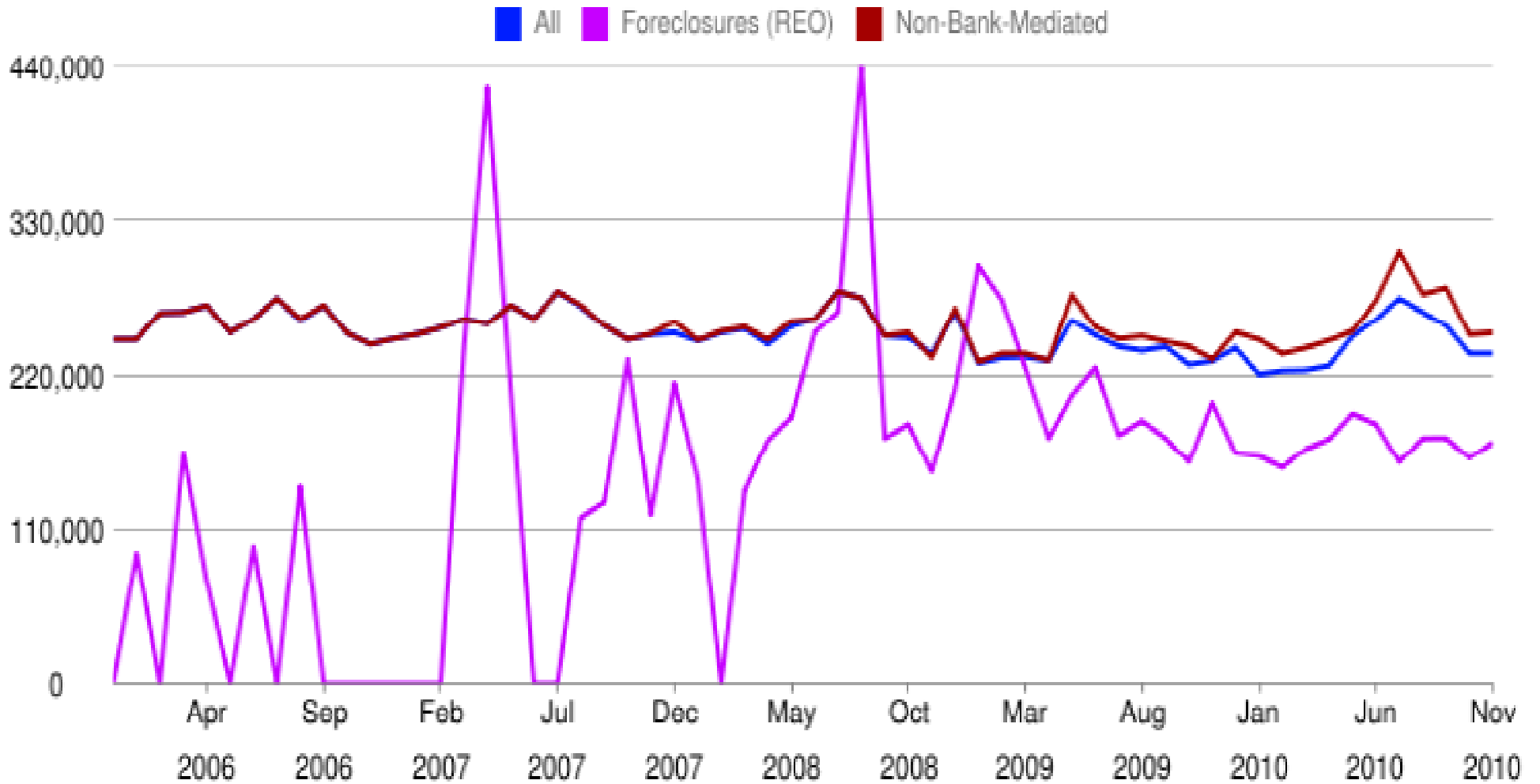
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Number of Sold Listings - Harford County, MD



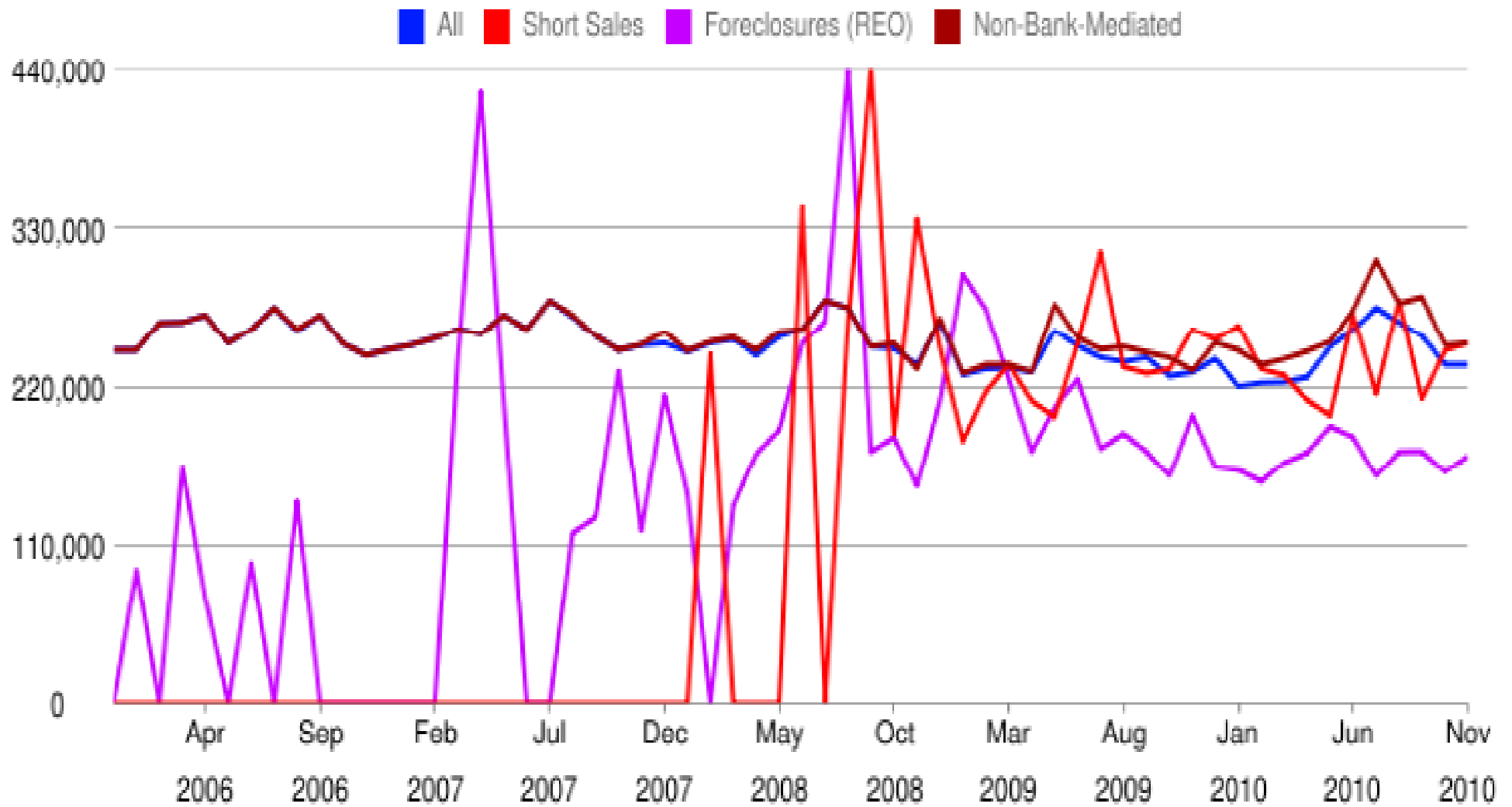
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Median Sold Price - Harford County, MD



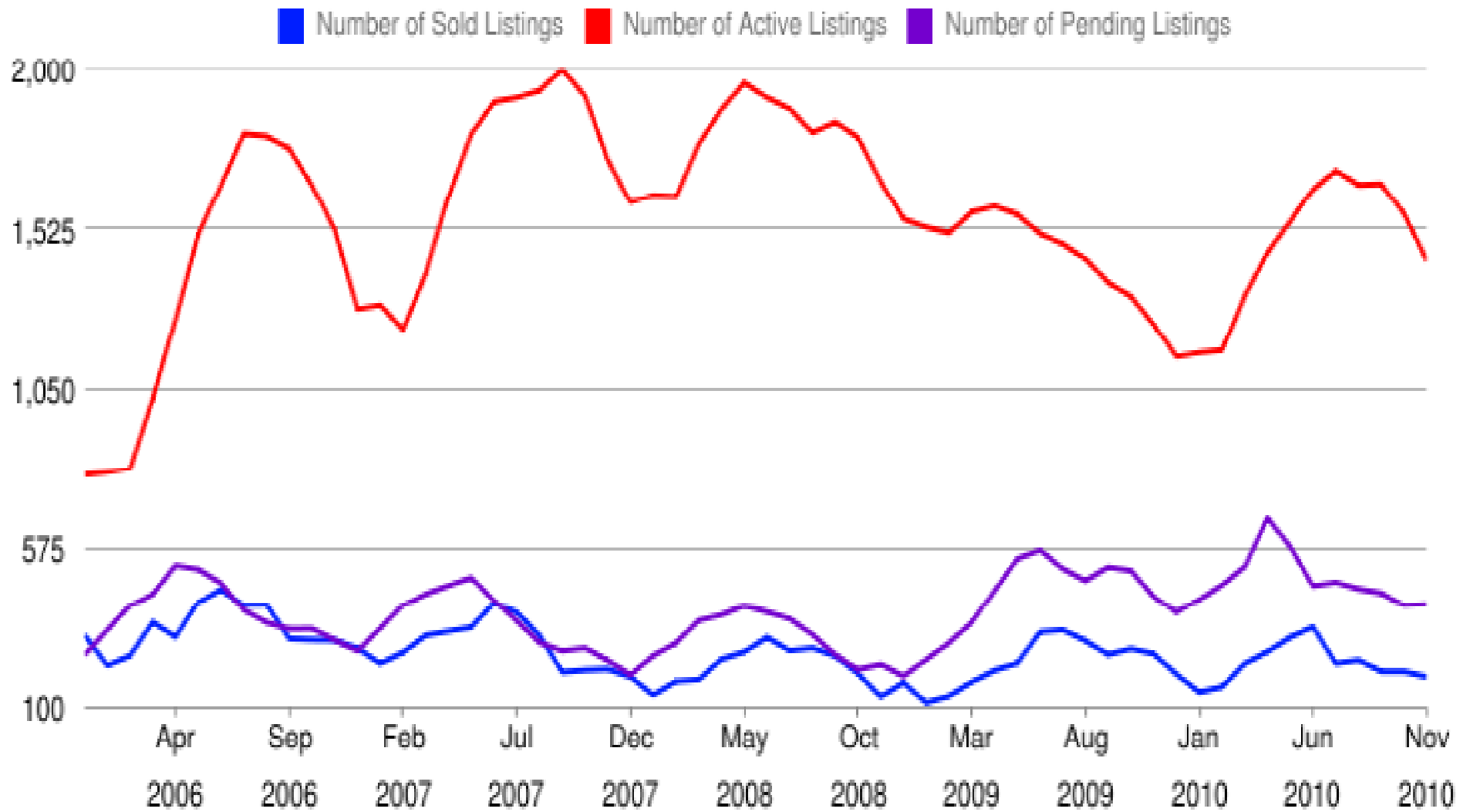
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Median Sold Price - Harford County, MD



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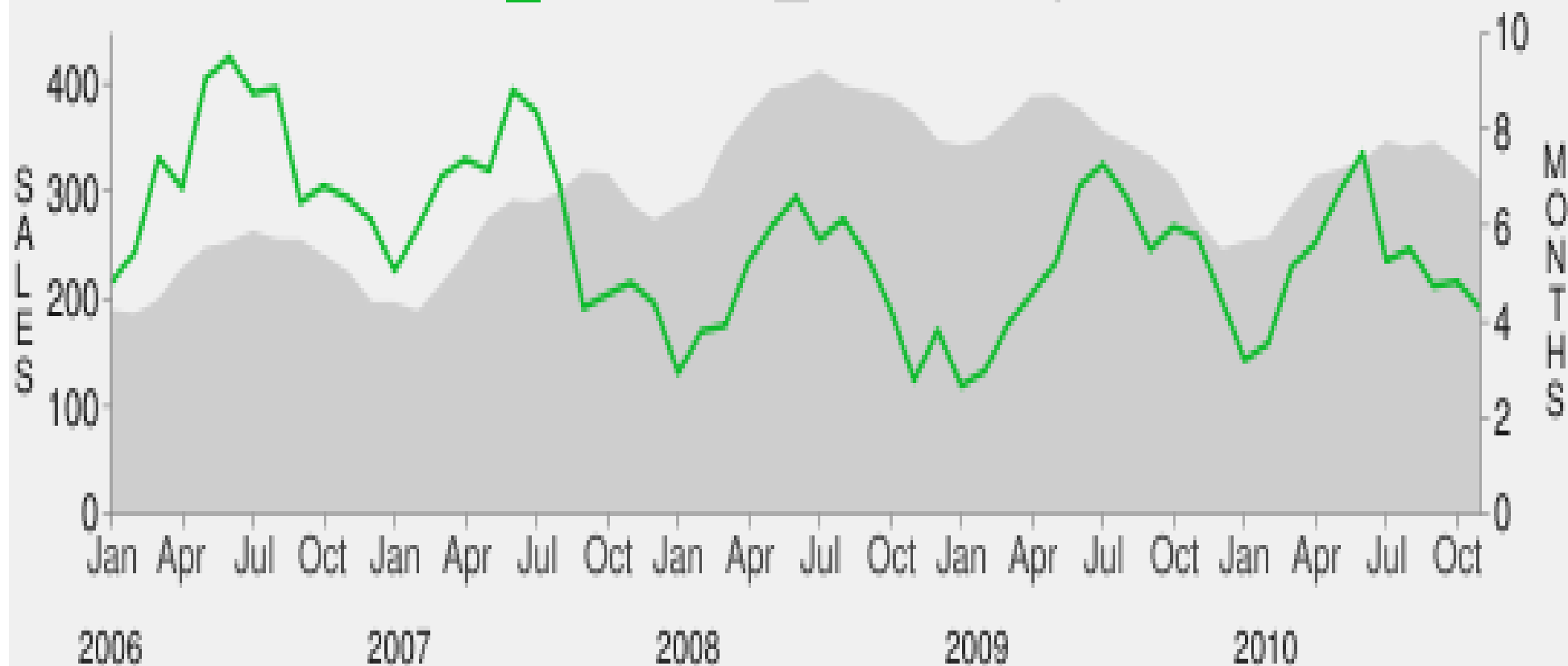
Market Activity - Howard County, MD



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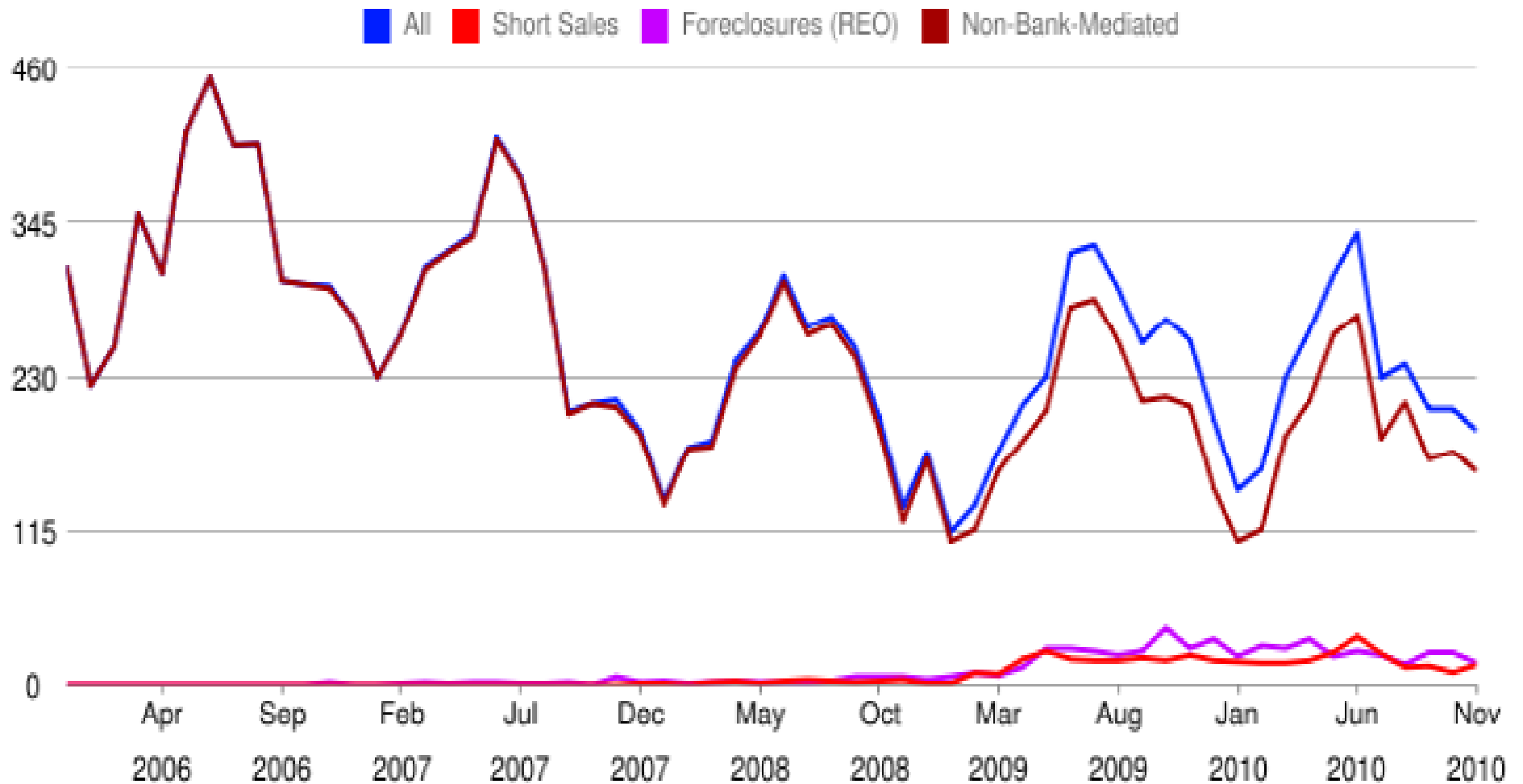
Howard County, MD - Inventory vs. Closed Sales

■ Closed Sales ■ Months Inventory



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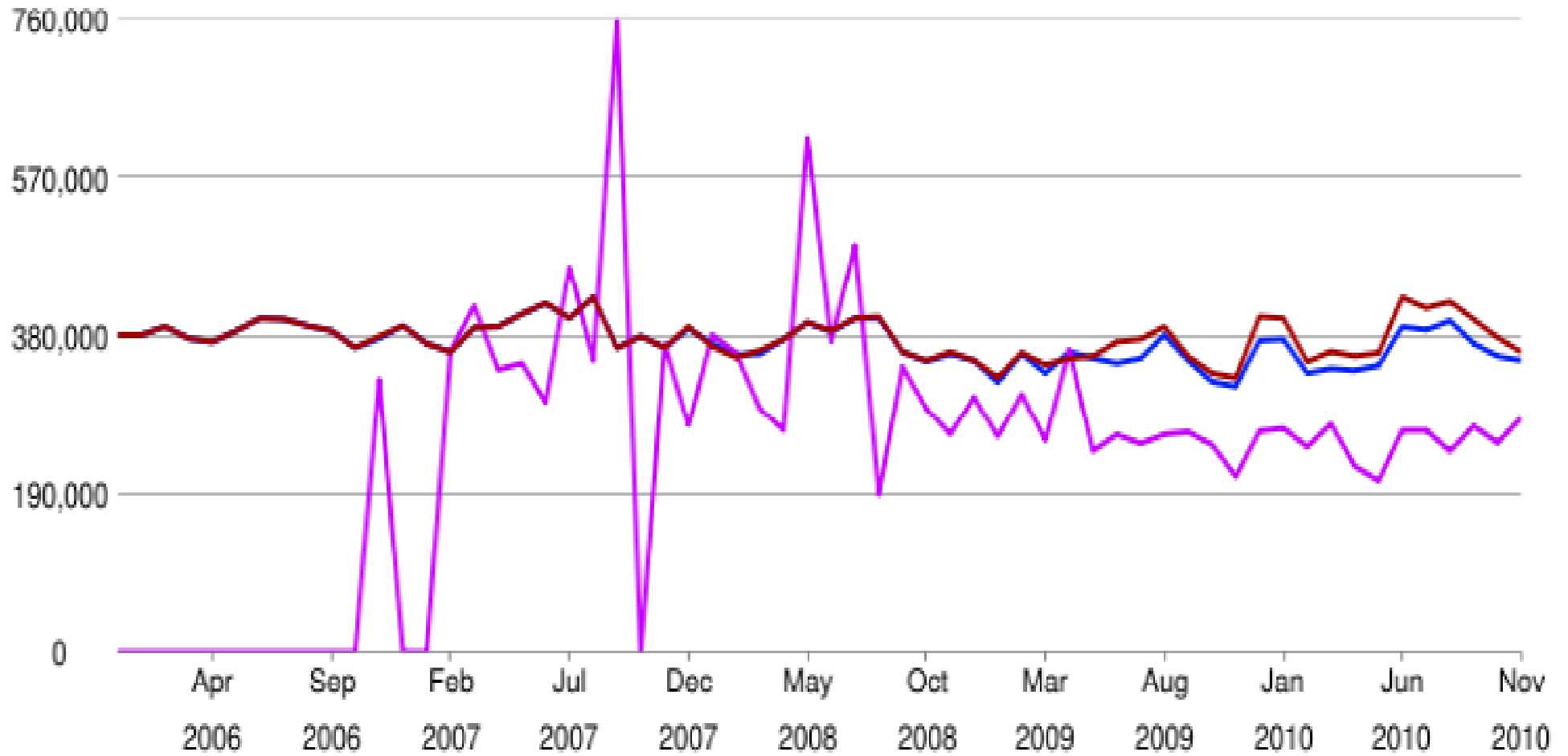
Number of Sold Listings - Howard County, MD



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Median Sold Price - Howard County, MD

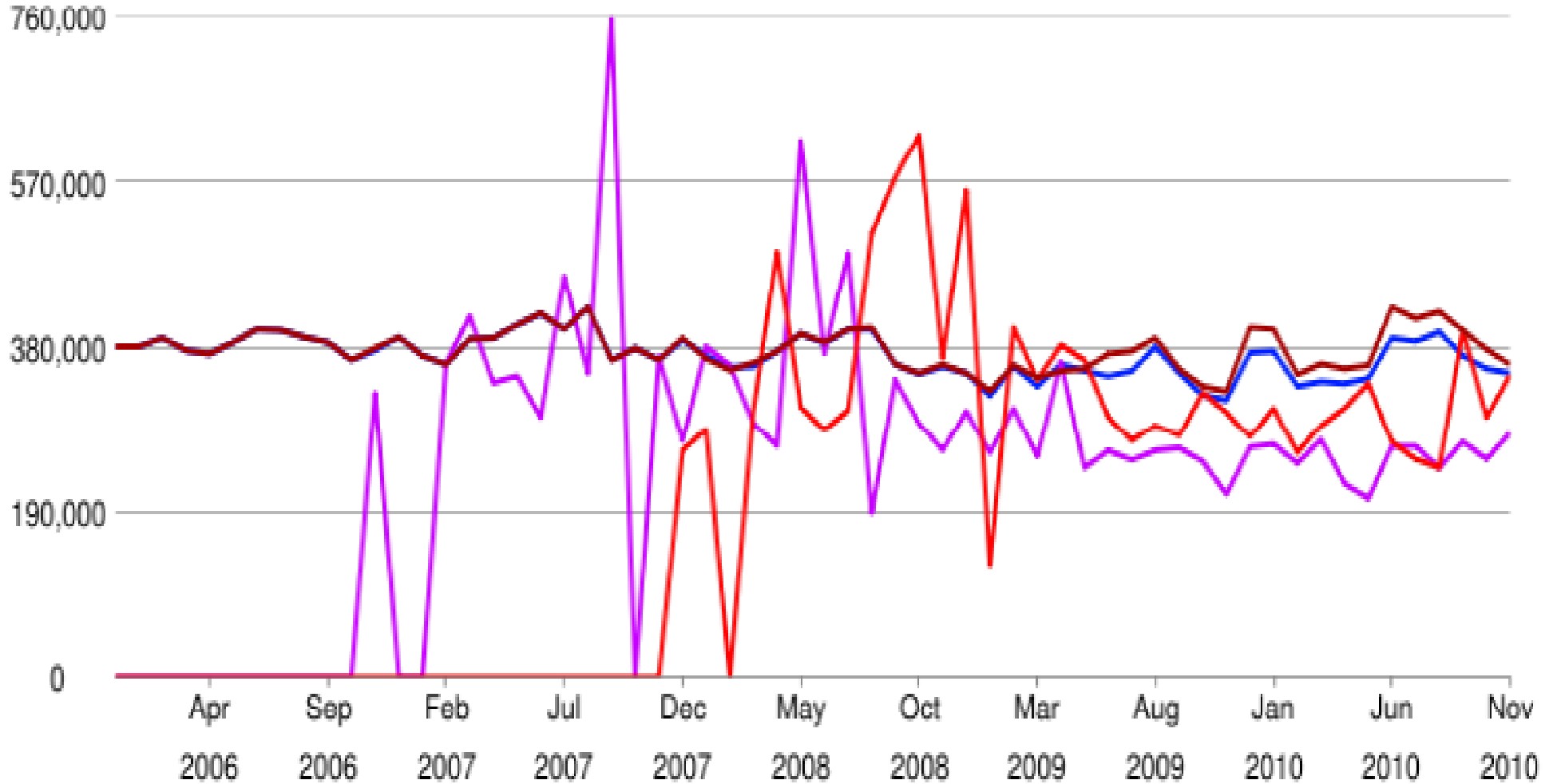
■ All ■ Foreclosures (REO) ■ Non-Bank-Mediated



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Median Sold Price - Howard County, MD

■ All ■ Short Sales ■ Foreclosures (REO) ■ Non-Bank-Mediated



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Median Sold Price - Baltimore Metro By Bank-Mediated Type

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Date	All	Non-Bank-Mediated	Foreclosures (REO)	% Difference Non-Mediated & REO	Short Sales	% Difference Non-Mediated & SS
Dec-08	247,450	250,000	195,000	-22%	231,000	-8%
Jan-09	229,900	230,000	185,000	-20%	240,000	4%
Feb-09	240,000	244,750	167,750	-31%	228,500	-7%
Mar-09	237,000	240,000	153,000	-36%	260,000	8%
Apr-09	234,900	240,000	124,950	-48%	239,950	0%
May-09	245,000	251,000	146,000	-42%	230,000	-8%
Jun-09	250,000	267,000	161,900	-39%	245,000	-8%
Jul-09	257,000	272,500	146,456	-46%	225,000	-17%
Aug-09	250,000	266,000	156,300	-41%	212,450	-20%
Sep-09	235,000	249,000	131,450	-47%	235,000	-6%
Oct-09	233,625	249,900	140,000	-44%	230,000	-8%
Nov-09	234,000	245,750	145,000	-41%	249,000	1%
Dec-09	235,000	259,900	127,100	-51%	255,000	-2%
Jan-10	217,900	249,700	137,500	-45%	241,450	-3%
Feb-10	226,720	250,000	126,000	-50%	224,000	-10%
Mar-10	225,000	250,000	128,550	-49%	220,725	-12%
Apr-10	230,500	252,950	132,250	-48%	212,625	-16%
May-10	235,000	250,000	122,000	-51%	216,000	-14%
Jun-10	250,000	275,000	135,000	-51%	218,500	-21%
Jul-10	250,000	295,000	134,000	-55%	209,950	-29%
Aug-10	259,450	292,000	125,000	-57%	232,500	-20%
Sep-10	240,500	279,000	120,000	-57%	232,500	-17%
Oct-10	245,000	279,900	105,000	-62%	212,000	-24%
Nov-10	238,000	260,000	101,250	-61%	232,000	-11%

Foreclosures and Short Sales as a Percentage of Total Sales and Active Listings by
County

	2009 Sales		Sold YTD Nov. 30, 2010 ¹		Active Listings 12-13-2010 ²	
Baltimore City						
Totals	5206		4809		5398	
Foreclosures	1121	22%	1605	33%	775	14%
Short Sales	195	4%	296	6%	671	12%
Baltimore County						
Totals	6586		5652		4470	
Foreclosures	743	11%	1024	18%	411	9%
Short Sales	314	5%	360	6%	536	12%
Anne Arundel County						
Totals	5127		4537		3321	
Foreclosures	526	10%	727	16%	231	7%
Short Sales	349	7%	342	8%	383	12%
Carroll County						
Totals	1371		1173		1086	
Foreclosures	131	10%	164	14%	73	7%
Short Sales	74	5%	96	8%	85	8%
Harford County						
Totals	2432		2275		1783	
Foreclosures	246	10%	477	21%	146	8%
Short Sales	130	5%	167	7%	171	10%
Howard County						
Totals	2889		2627		1331	
Foreclosures	230	8%	301	11%	65	5%
Short Sales	216	7%	229	9%	185	14%
Montgomery County						
Totals	10380		9536		3264	
Foreclosures	1537	15%	1606	17%	229	7%
Short Sales	1021	10%	1185	12%	662	20%
Prince Georges County						
Totals	7029		7703		5105	
Foreclosures	2408	34%	3417	44%	931	18%
Short Sales	796	11%	1268	16%	1790	35%
1. Units Sold YTD and the number and percentage of Foreclosures and Short Sales						
2. Total active listings as of date listed along with the percentage of foreclosures and short sales within the total						
Source Data: MRIS		Prepared by: Greater Baltimore Board of REALTORS®				

Summary of Active Sales Listings at Various Price Points & Affordability Levels Baltimore Metro Market Area - November 11, 2010										
MFI Distribution	Area Median Family Income (MFI) 2010-2011	Affordable Sales Price	Listing Price Range	No. of Active Listings Available						
				Baltimore City	Baltimore County	Anne Arundel County	Carroll County	Harford County	Howard County	AA, CC, HaCo, HoCo
30% FMI	\$ 24,660	\$ 75,165	\$30,000-\$75,000	1042	97	38	0	42	6	86
50% FMI	\$ 41,100	\$ 125,321	\$75,001-\$125,000	1133	379	62	24	99	32	217
80% FMI	\$ 65,760	\$ 200,627	\$125,001-\$200,000	1279	1459	368	160	447	125	1,100
100% FMI	\$ 82,200	\$ 250,782	\$200,001-\$250,000	387	831	506	174	333	122	1,135
120% FMI	\$ 98,640	\$ 300,941	\$250,001-\$300,000	272	519	533	193	235	171	1,132
No. of Affordable Listings				4,113	3,285	1,507	551	1,156	456	3,670
Total No. of Listings				5,443	4669	3,543	1149	1851	1495	8,038
% of listings affordable at or below 80% of FMI by County				63%	41%	13%	16%	32%	11%	17%
% of listings affordable at or below 120% of FMI by County				76%	70%	43%	48%	62%	31%	46%
% of all affordable listings in the region at or below 120% of FMI				37%	30%	14%	5%	10%	4%	33%

Baltimore City and Anne Arundel, Baltimore, Carroll, Harford, and Howard counties comprise the Baltimore Metro Area. Active Listing Data compiled as of November 11, 2010 from Metropolitan Regional Information Systems, Inc. (MRIS) Prepared by: The Greater Baltimore Board of REALTORS®, Inc.

Summary of Active Sales Listings at Various Price Points & Affordability Levels Baltimore Metro Market Area 11/21/2006						
2005 AMI Distribution	Area Median Income AMI	Affordable Sales Price	Listing Price Range	No. of Listings Available		
				Baltimore City	Baltimore County	All Surrounding Counties*
30% AMI	\$ 21,656	\$ 66,009	\$30,000-\$66,000	440	7	25
50% AMI	\$ 36,094	\$ 110,057	\$66,001-\$110,000	641	11	17
80% AMI	\$ 57,750	\$ 176,189	\$110,001-\$176,000	730	200	145
100% AMI	\$ 72,188	\$ 220,237	\$176,001-\$220,000	485	317	286
120% AMI	\$ 86,625	\$ 264,284	\$220,001-\$264,000	468	505	570
Total Affordable Listings				2,764	1,040	1,043
Total Listings				4,437	3,409	8,061
% of listings affordable at or below 80% of AMI by County				41%	6%	2%
% of listings affordable at or below 120% of AMI by County				62%	31%	13%
% of all affordable listings in the region at or below 120% of AMI				57%	21%	22%

* Surrounding Counties include: Anne Arundel, Carroll, Harford, Howard - Prepared by: The Greater Baltimore Board of REALTORS®, Inc. Listing Data as of November 21, 2006 from Metropolitan Regional Information Systems, Inc. (MRIS) Prepared by: The Greater Baltimore Board of REALTORS®, Inc.