



MARYLAND HOUSING BEAT

SINGLE FAMILY HOUSING

SEPTEMBER 2018

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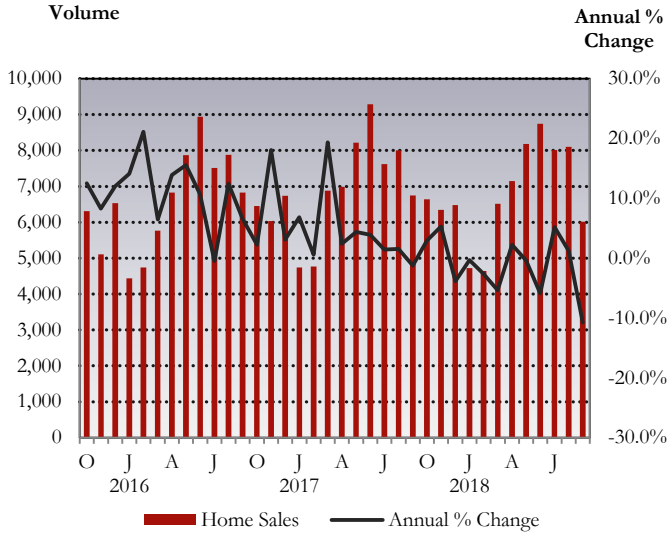
HOUSING STATISTICS

HOME SALES

Maryland Home Sales Fall in September

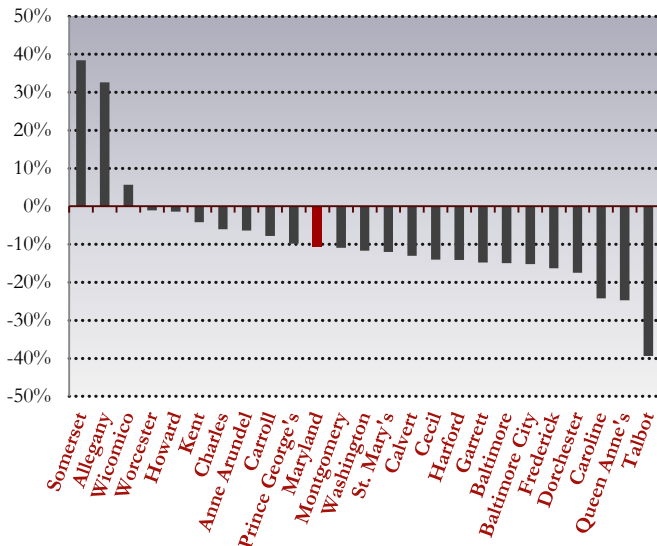
- Maryland sales of existing homes fell by 25.7% in September to 6,018 units and by 10.8% over the same time last year.
- Compared to September 2017, home sales decreased in 21 of Maryland's 24 counties.
- Nationally, home sales decreased 22.1% to 420,000 units in September, below last year's volume by 9.1%.

Maryland Home Sales



Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Home Sales in Local Jurisdictions – 2018 vs. 2017 Year-Over-Year % Change



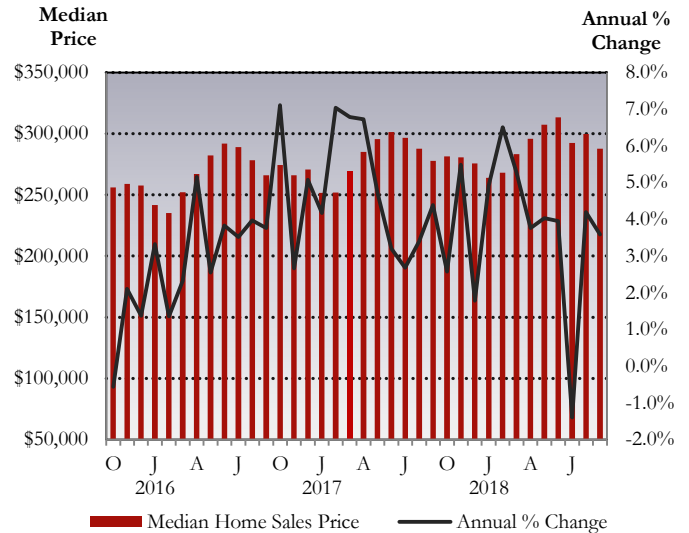
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

HOME PRICES

Median Home Sales Price Decrease

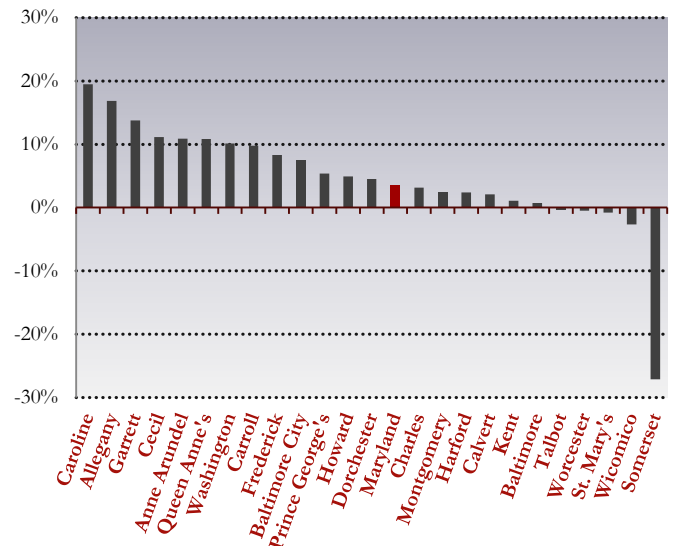
- Maryland's median home sales price decreased 4.1% in September to \$287,700, but rose 3.6% above the same time last year.
- Median home sales price rose in 19 Maryland jurisdictions and fell in the other five. Jurisdictions with the highest increases noted were Allegheny, Caroline, and Garrett counties while the largest declines were in Somerset, St. Mary's, and Wicomico.
- The national median home sales price fell by 2.8% to \$258,100, up 4.2% from September 2017.

Maryland Median Home Sales Price



Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Median Home Sales Prices in Local Jurisdictions – 2018 vs. 2017 Year-Over-Year % Change

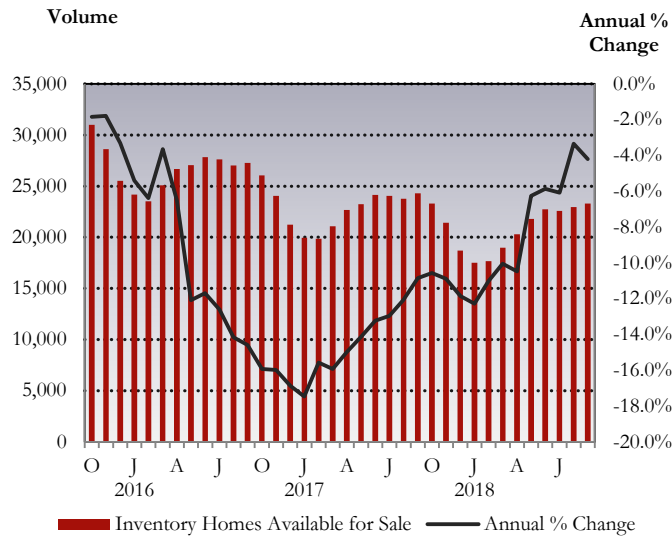


Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Inventory of Homes Available for Sale Continue to Experience Year-Over-Year Declines

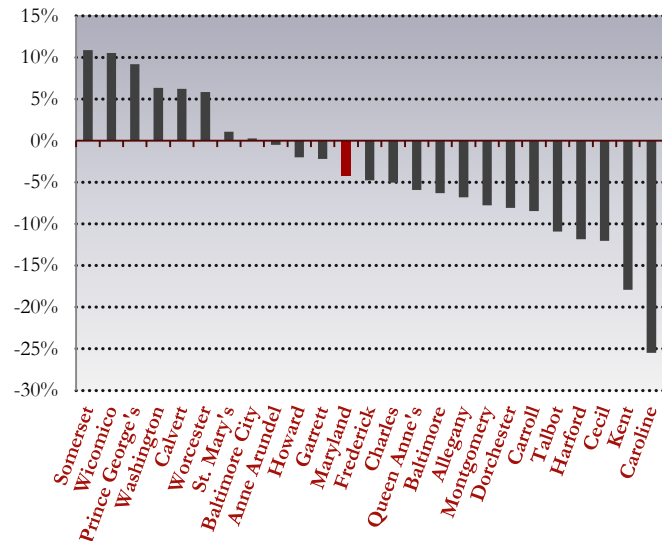
- Maryland’s inventory of homes for sales increased 1.4% in September to 23,292 units, down 4.2% from the same time in September 2017.
- Inventory rose in eight jurisdictions, and fell in the other 16. Somerset and Wicomico had the largest increases in inventory while Caroline and Kent had the largest decreases.
- Nationally, inventory of homes fell for the third consecutive month, down 1.6% from August to 1.88 million homes in September, 1.1% above last year’s volume.

Inventory of Maryland Homes Available for Sale



Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Inventory of Homes for Sale in Local Jurisdictions – 2018 vs. 2017
Year-Over-Year % Change

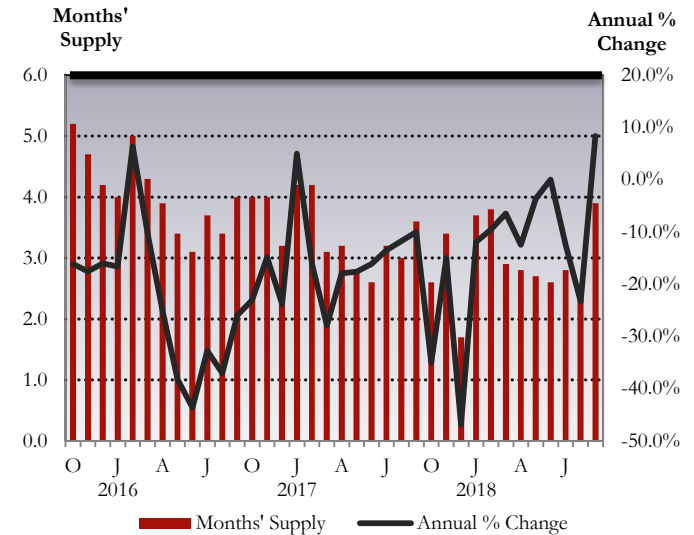


Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Months’ Supply of Existing Homes Rises in September

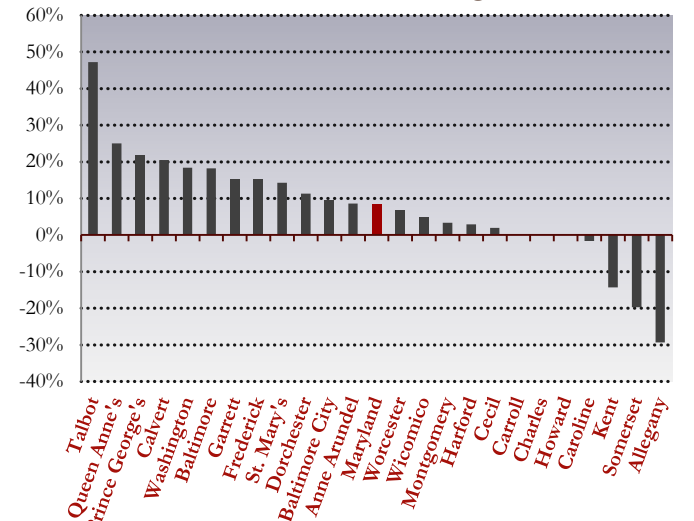
- The seasonally adjusted months’ supply of homes available for sale represents the current sales rate of the inventory of existing homes for sale, and is an indicator of the balance between supply and demand for homes.
- Fewer than six months’ supply is considered sellers’ market, while greater than six months is a good buyers’ market.
- Maryland months’ supply increased 69.6% in September to 3.9 months, 8.3% above the September 2017 supply. Months’ supply rose in 15 jurisdictions, remained unchanged in Kent, and fell in the other 8.
- Nationally, the months’ supply increased to 4.4 months in September, above September 2017 by 4.8%.

Months’ Supply of Existing Maryland Homes for Sale



Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Months’ Supply in Local Jurisdictions – 2018 vs. 2017
Year-Over-Year % Change



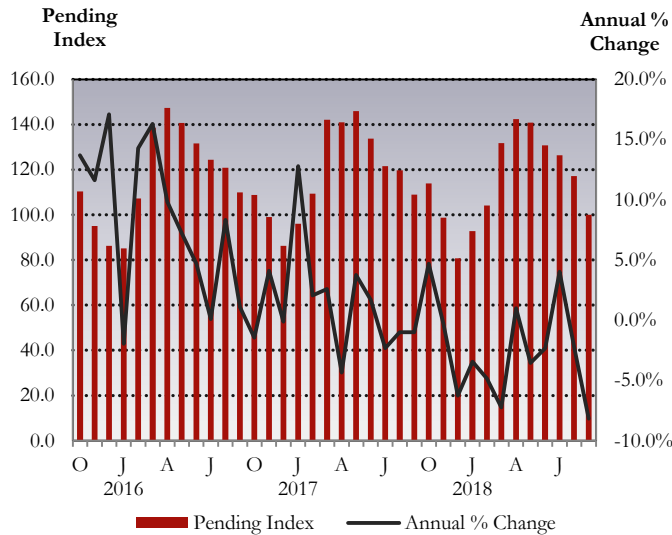
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

PENDING SALES INDEX

Pending Home Sales Index Declines for Sixth Consecutive Month

- The Pending Home Sales Index (PHSI) is a forward looking indicator of home sales activity during the next two months, based on contract offers on properties accepted by sellers but not yet under contract, compared to base year activity in 2001.
- Maryland's PHSI fell by 14.6% in September to 100.0, down 8.2% from September 2017.
- The national PHSI grew 0.5% from August to 104.6, 1.0% below the September 2017 index.

Maryland Pending Home Sales Index



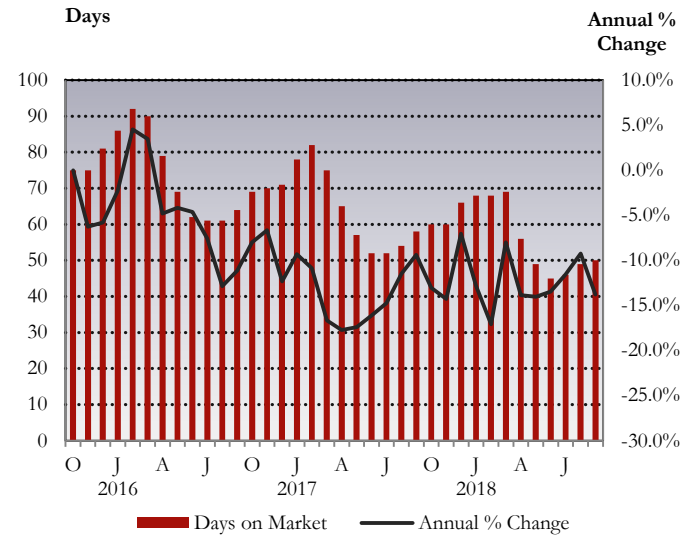
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

DAYS ON THE MARKET

Days on the Market Experiences Slight Increase in September

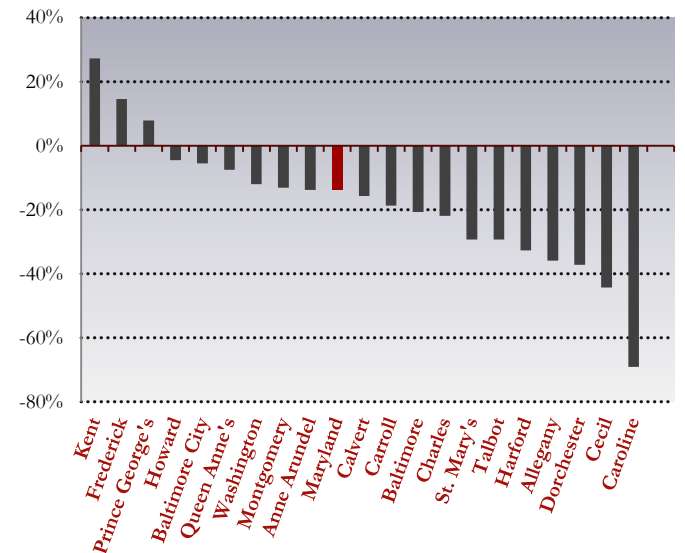
- Days on the market, reflects the number of days a home is listed before it is entered into "pending" sales status.
- Maryland's days on market increased one day in September to 50 days, down 8 days from September 2017, a 13.8% year-over-year reduction.
- Days on the market rose in four local jurisdictions from last year and fell in 18 other jurisdictions.*

Days on Market



Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Days on the Market in Local Jurisdictions – 2018 vs. 2017 Year-Over-Year % Change



Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

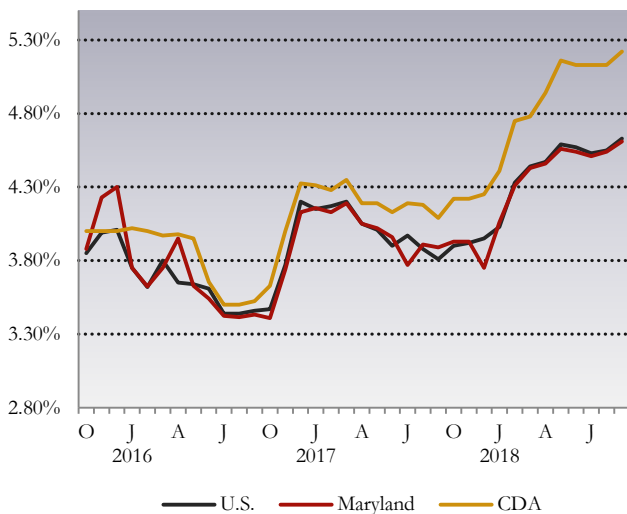
*Note: Market data not available for Somerset, Worcester, or Wicomico counties

MORTGAGE RATES

Local, National, and CDA Average Effective 30-year Fixed Mortgage Rates All Experience Modest Month-Over-Month Gains

- Freddie Mac's national average effective 30-year fixed mortgage rate increased from 4.55% in August to 4.63% in September, above last year's rate by 82 basis points.
- Maryland's average effective 30-year fixed effective mortgage rate rose from 4.54% in August to 4.61% in September, above last year's rate by 72 basis points.
- The effective 30-year fixed mortgage rate of the department's Community Development Administration (CDA) Maryland Mortgage Program increased by nine basis points to 5.22% in September, an 113 basis points over September 2017 levels.
- In September, the CDA rate was 59 basis points above the Freddie Mac's effective national average rate and 61 basis points higher than the average effective mortgage rate in Maryland.

Effective 30-Year Fixed Average Mortgage Rate



Source: Freddie Mac & Maryland DHCD Housing and Economic Research Office

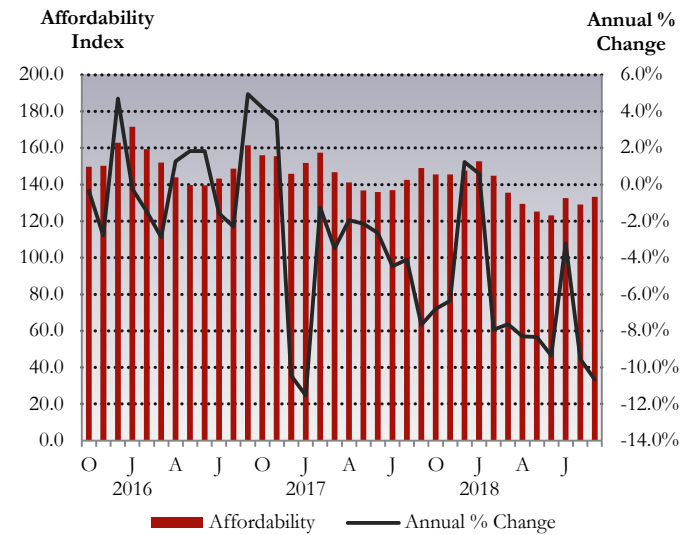
HOUSING AFFORDABILITY

Affordability Indices for Repeat Buyers Above 100 in 21 Jurisdictions

- The Single Family Housing Affordability Index (HA Index) predicts the financial ability of a typical family residing in a Maryland jurisdiction to qualify for a mortgage loan on a typical home, given that month's mortgage rate and the jurisdiction's median home price and median income. An index above 100 indicates that a median income household has more than enough income to qualify for a mortgage loan on a median-priced home.
- Maryland indices of housing affordability for repeat and first-time homebuyers rose slightly in September.

- Affordability indices for repeat buyers and for first time home buyers in Maryland both rose by 3.3% to 133.2 and 85.5, respectively, and were both down from the corresponding September 2017 indexes by 10.7% and 10.4%, respectively.

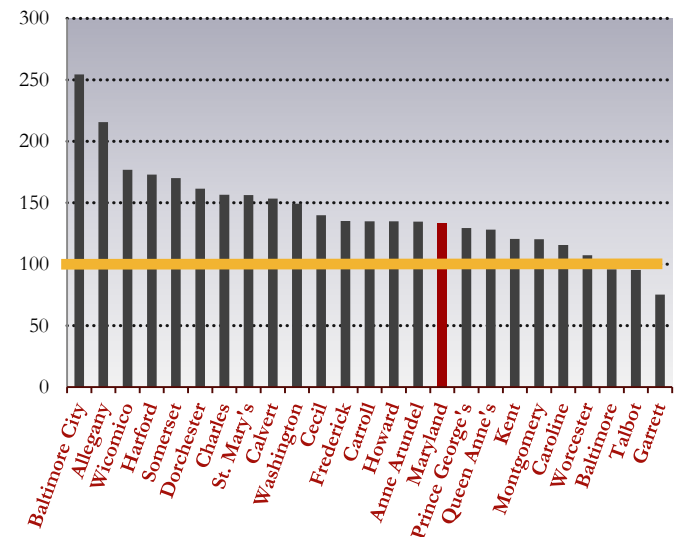
Housing Affordability Index for Repeat Homebuyers



Source: DHCD, Housing and Economic Research Office, Maryland Association of Realtors, Economy.com

- In September 2018, housing affordability for repeat buyers exceeded 100 in all Maryland jurisdictions except Baltimore, Garrett, and Talbot.
- The most affordable jurisdiction was Baltimore City, which had an index that was 154.6% greater than the state index.

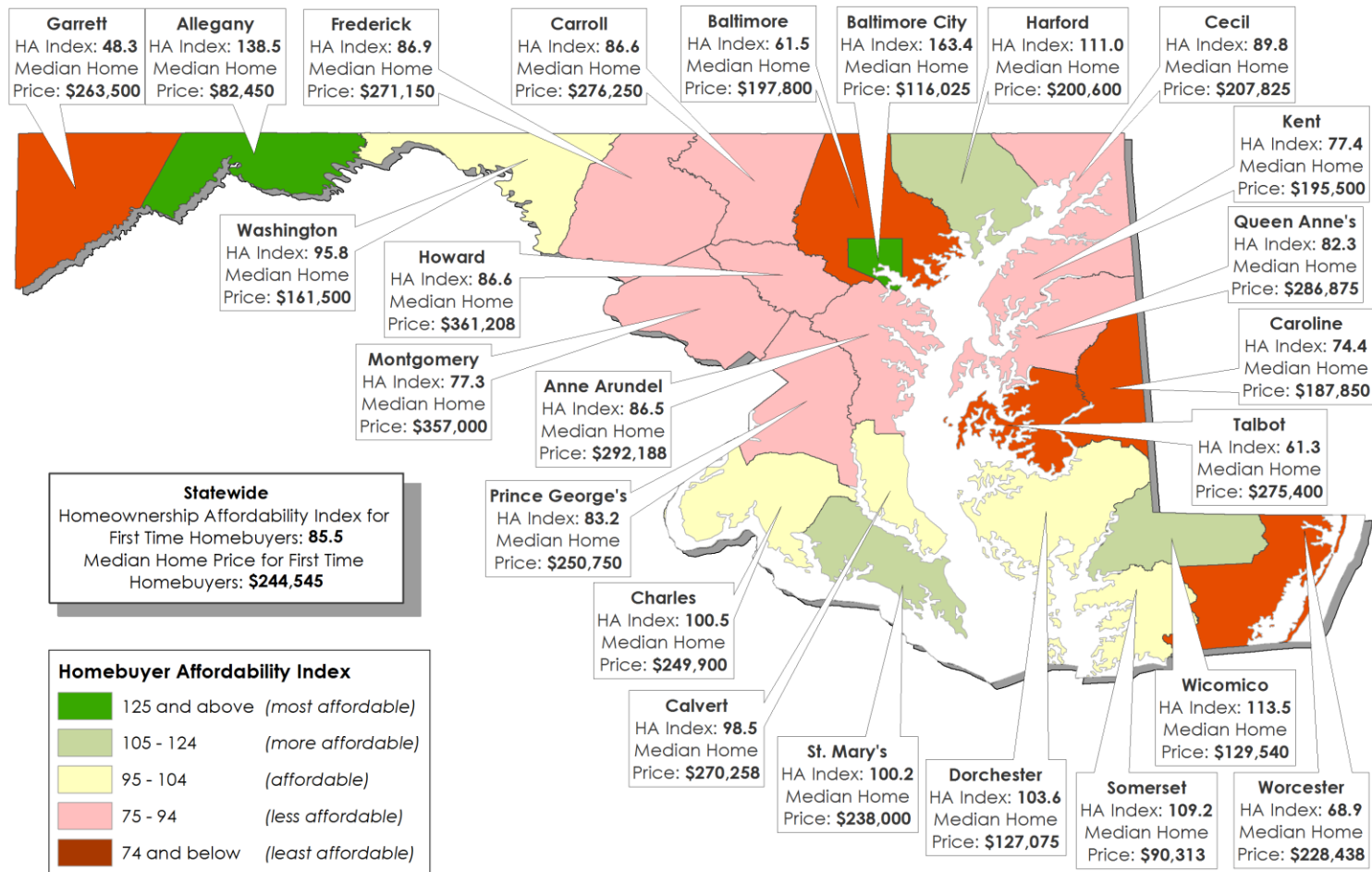
Affordability Indices for Repeat Buyers in Local Jurisdictions, September 2018



Source: DHCD, Housing and Economic Research Office, Maryland Association of Realtors, Economy.com

- For first time homebuyers, housing affordability was below 100 in 16 Maryland jurisdictions and below the 100 point threshold in the state overall.

Affordability Indices for First Time Homebuyers in Local Jurisdictions, September 2018



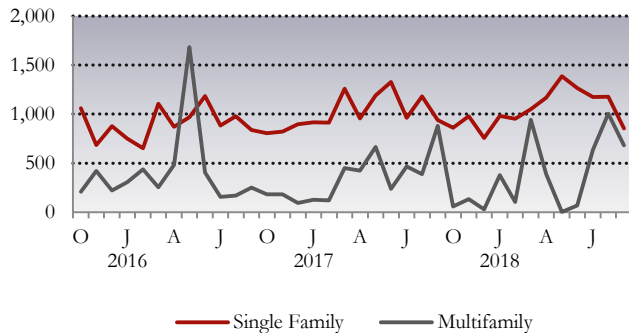
Source: DHCD, Housing and Economic Research Office, Maryland Association of Realtors, Economy.com

RESIDENTIAL CONSTRUCTION

Residential Building Permits Rise in July and August but Fall in September

- Residential building permits issued are a leading indicator of future construction activity.
- Total Maryland building permit issuance fell from August by 29.6% and by 15.6% from last year's volume
 - Single family permits were down 27.5% from the previous month and down 9.1% below September 2017 levels.
 - Multifamily building permits were down 32.1% in August to 682 in September, and 22.6% from last year's levels.

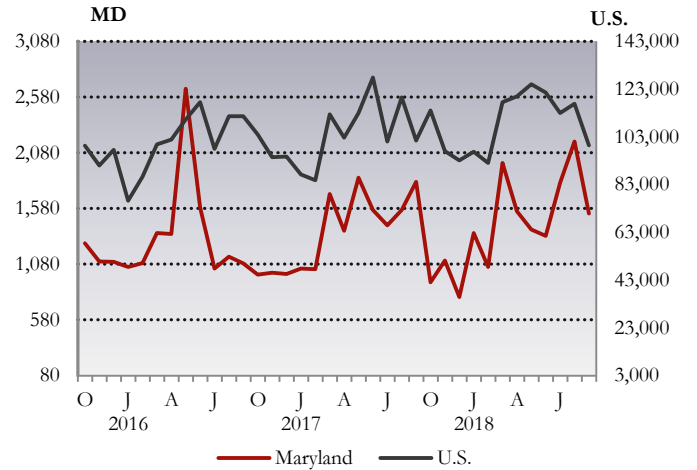
Monthly Volume of Maryland Single Family and Multifamily Building Permits



Source: U.S. Bureau of the Census & Maryland DHCD Housing and Economic Research Office

- Nationally, building permits decreased 15.0% from August and fell by 2.0% from September 2017 levels.
 - Single family building permits declined 17.2% from August, down from last year by 2.4%.
 - Multifamily building permits decreased 10.4% between August and September, falling 1.1% below last year's volume.

Volume of Residential Building Permits Issued



Source: U.S. Bureau of the Census & Maryland DHCD Housing and Economic Research Office

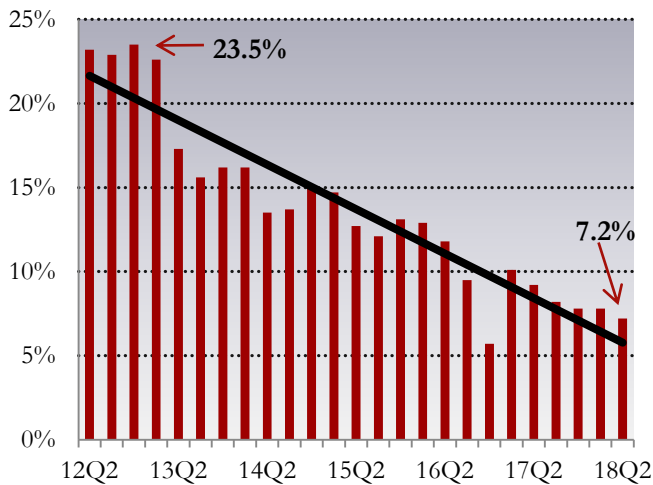
DISTRESSED PROPERTY STATISTICS

NEGATIVE EQUITY

Share of Maryland Homeowners with Mortgage Underwater Falls Slightly

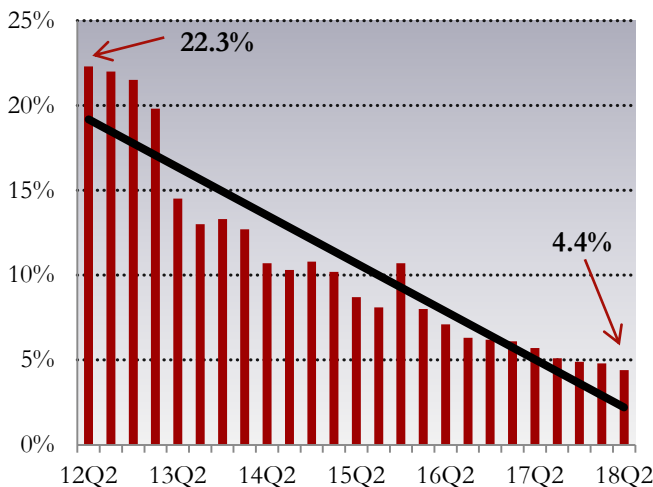
- Negative equity (underwater loan) occurs when the value of a residential property used to secure a loan is less than the outstanding balance on the loan.
- The Maryland negative equity rate (the share of homeowners with mortgages owing more than market value of their homes) decreased by 60 basis points in the second quarter of 2018 to 7.2%, 200 basis points below 2017:Q2.
- The national negative equity rate fell 40 basis points from 2018:Q1 to 2018:Q2 to 4.4%, 130 basis points below 2017:Q2.

Share of Maryland Homeowners with Negative Equity



Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

Share of National Homeowners with Negative Equity



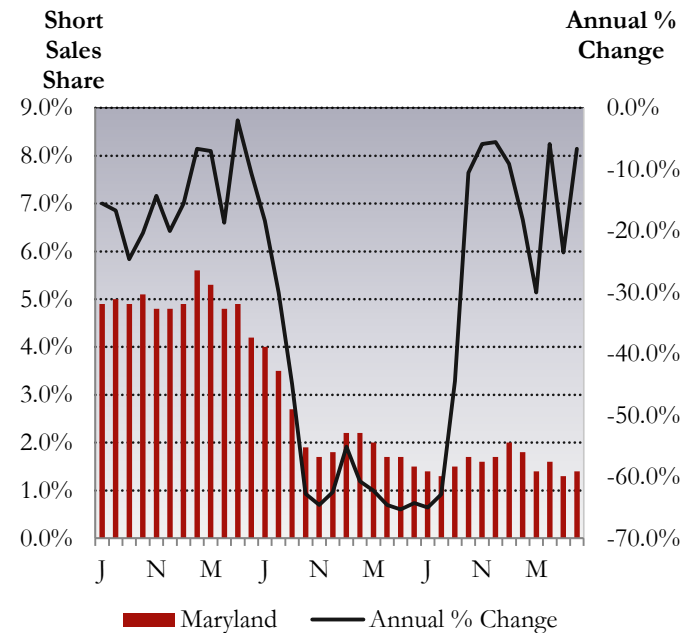
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

SHORT SALES

Share of Maryland Short Sales Remains the Same as June 2017 Despite Consistent Monthly Year-Over-Year Declines

- A short sale occurs when the net profit from the sale of a property will be less than the debt against the property (i.e., the profit will fall short of the debt). Short sales may also be referred to as “pre-foreclosure sales” as they are often an alternative to foreclosure for at risk homeowners.
- In June 2018, 145 short sales were reported, up 6.6% from 136 short sales in the previous month. Short sales accounted for 1.4% of all home sales in Maryland in June 2018.
- Nationally, the short sales share was 0.8% for the fifth consecutive month, the same level as June 2017.

Share of Maryland Home Sales That Were Short



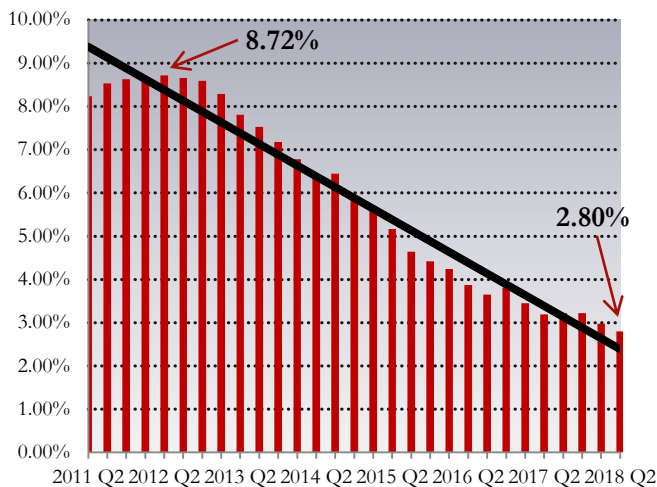
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

DELINQUENT MORTGAGES

Maryland's Seriously Delinquent Rate Declines for Second Quarter

- The Serious Delinquency Rate includes mortgages in foreclosure plus long-term delinquent mortgages (mortgages that are more than 90 days delinquent) as a percentage of total mortgages.
- Maryland's serious delinquency declined to 2.80% in 2018:Q2.
- Nationally, the average rate of mortgages that are seriously delinquent decreased by 31 basis points to 2.30% in 2018:Q2, and were below the 2017:Q2 rate by 19 basis points.

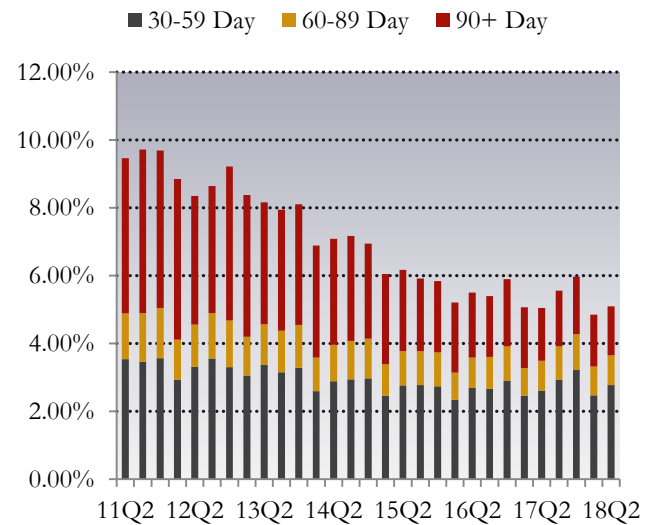
Maryland Seriously Delinquent Mortgage Rate



Source: Mortgage Bankers Association & Maryland DHCD Housing and Economic Research Office

- Delinquent mortgages are classified as either short or long-term based on the number of days they have been delinquent. Mortgages that have been delinquent for 30 to 89 days are classified as short term delinquent, whereas those that have been delinquent for 90 days are more are considered long term delinquent.
- The Short Term Delinquency rate increased 33 basis points to 3.65% in 2018:Q2, above 2017:Q2 by 16 basis points.
- The Long Term Delinquency rate fell to 1.45% down 8 basis points from the previous quarter and 11 basis points below the 2017:Q2 rate.
- The Foreclosure Starts Rate fell three basis points from the previous quarter to 0.34% and by three points from 2017:Q2. The overall Foreclosure Rate fell to 1.35% in 2018:Q2, down 10 basis points from 2018:Q1 and 28 basis points from 2017:Q2.

Maryland Short- and Long-Term Mortgage Delinquency Rates



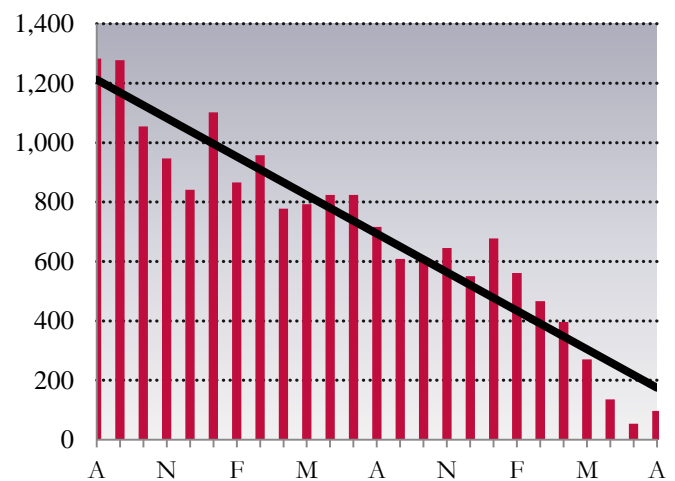
Source: Mortgage Bankers Association & Maryland DHCD Housing and Economic Research Office

COMPLETED FORECLOSURE SALES

Maryland Completed Foreclosure Sales Rise Slight but Remain Low

- Completed foreclosures, reported by CoreLogic, refers to foreclosed homes that are sold to a third party, including lender purchases. If the home is purchased by the lender, it is moved into the lenders' Real Estate Owned (REO) inventory.
- Maryland's completed foreclosure sales rose in August 2018 by 79.6% to 97 units; this was 86.5% below August 2017 volume.
- Nationally, completed foreclosures rose 5.6% to 19,206 homes, 35.2% below last year's volume.

Completed Foreclosure in Maryland



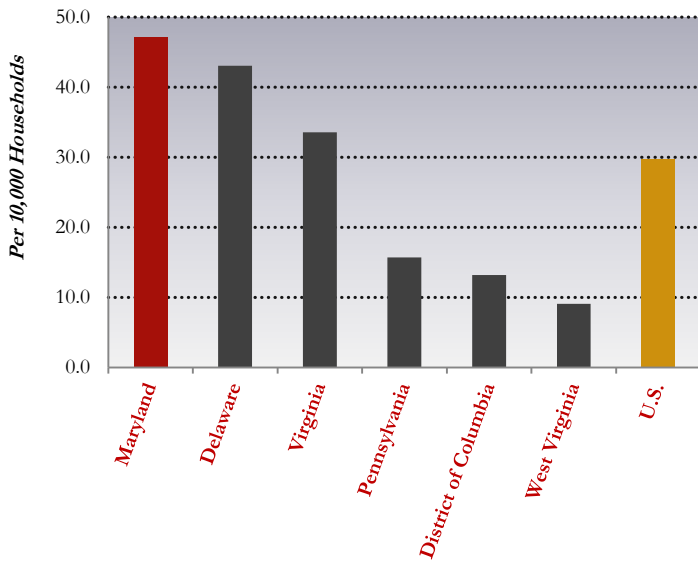
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

HARP LOAN REFINANCING

Maryland's Utilization of Federal Refinancing Program Remains near Top 10

- The Home Affordable Refinance Program (HARP) is another program within the Making Home Affordable initiative with the goal of assisting eligible homeowners who owe more on their mortgage than the value of the home (underwater loan) through refinancing loan terms.
- In the second quarter of 2018, Maryland ranked 11th highest nationally for HARP refinances with a rate of 47.1 per 1,000 households compared with a national rate of 29.8.
- Maryland's HARP refinance rate was 9.5% greater than Delaware's rate, the second leading state for HARP refinancing in the region.

HARP Refinances Rate, 2018:Q2



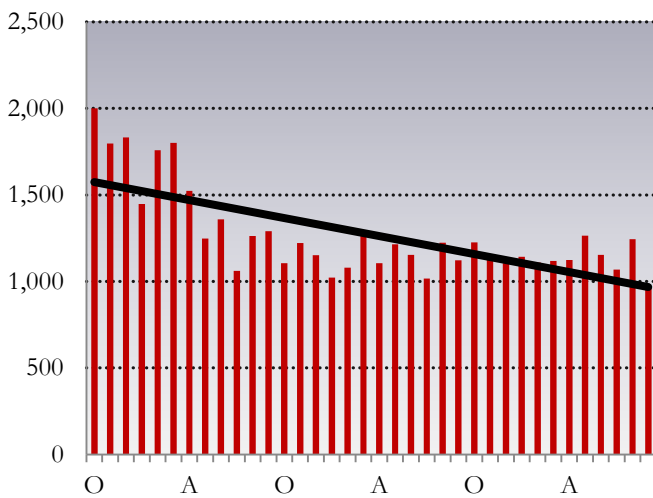
Source: Federal Housing Finance Agency & Maryland DHCD Housing and Economic Research Office

NEW FORECLOSURE FILINGS

New Maryland Foreclosure Filings Fall Below 1,000 for September

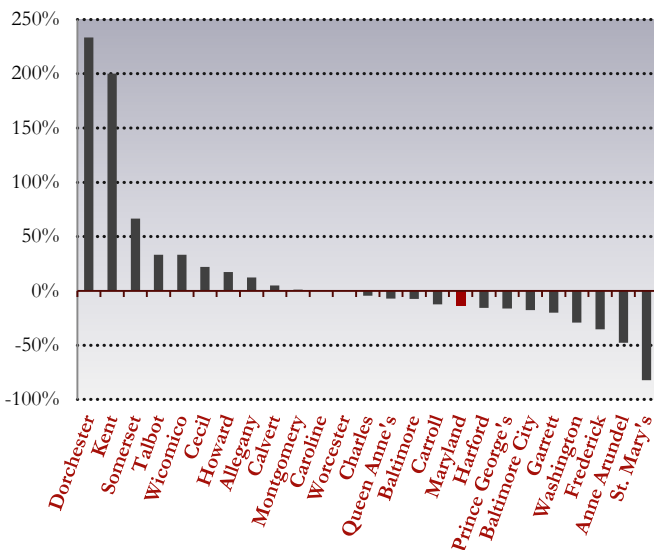
- New foreclosure filings fell by 21.8% from the preceding month to 973 new filings in September 2018, following a 16.5% increase in filings from July to August 2018.
- From September 2017, new foreclosure filings decreased by 13.3%.
- New foreclosure filings in September fell in 12 local jurisdictions, compared with 2017 levels.
- New foreclosure filings decreased by 82.4% in St. Mary's County and increased by 233.3% in Dorchester County from 2017 levels.

New Foreclosure Filings in Maryland



Source: Maryland Judiciary & Maryland DHCD Housing and Economic Research Office

New Foreclosure Filings in Local Jurisdictions – 2018 vs. 2017
Year-Over-Year % Change



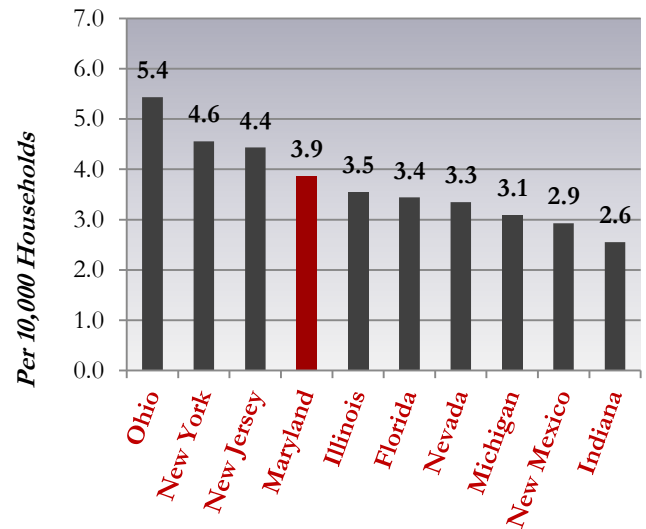
Source: Maryland Judiciary & Maryland DHCD Housing and Economic Research Office

VACANT "ZOMBIE" FORECLOSURE PROPERTIES

Maryland's Vacant/Zombie Properties Ranking Increases to Fourth Highest in the Nation

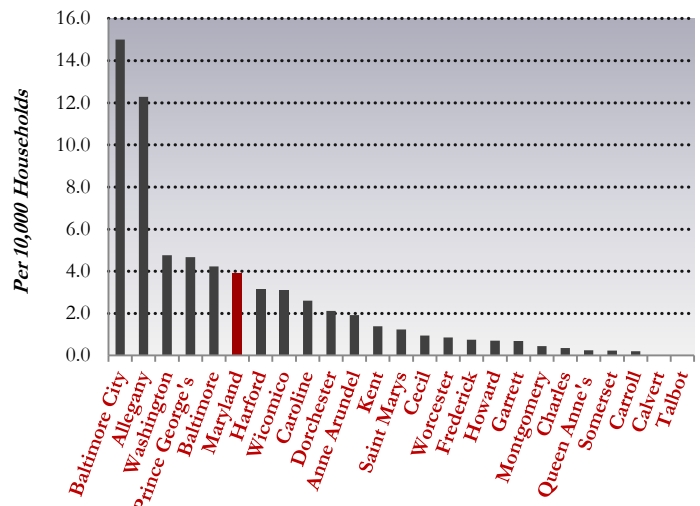
- Zombie Properties are the number of homes in foreclosure deemed vacant by mail returned to the U.S. Postal Service.
- In September 2018, Maryland was ranked 4th highest in the U.S. with a zombie rate of 3.9 per 10,000 households compared to the national rate of 1.9.
- Zombie properties in the U.S. totaled 25,700 properties accounting for 13.6% of all 189,414 properties in foreclosure. Maryland's 938 zombie properties accounted for 13.3% of the total Maryland properties in foreclosure.

Vacant/Zombie Foreclosure Rate, 2018:Q3



Source: RealtyTrac & Maryland DHCD Housing and Economic Research Office

Vacant/Zombie Foreclosure Rate in Local Jurisdictions, 2018:Q3



Source: RealtyTrac & Maryland DHCD Housing and Economic Research Office

MARYLAND HOUSING MARKET FACT SHEET

SEPTEMBER 2018

Indicator	Current Period ¹	Previous Period	Year Ago	% Change from		Source
				Last Period	Last Year	
Mortgage Rates (30-Year Fixed)						
Freddie Mac	4.63%	4.55%	3.81%	0.08%	0.82%	Freddie Mac
Maryland	4.61%	4.54%	3.89%	0.07%	0.72%	DHCD
Community Development Administration	5.22%	5.13%	4.09%	0.09%	1.13%	DHCD
Home Sales						
Existing	6,018	8,100	6,743	-25.7%	-10.8%	MD Association of Realtors
New (1)	742	888	870	-16.4%	-14.7%	First American CoreLogic
Pending Units	6,918	8,101	7,537	-14.6%	-8.2%	MRIS
Pending Home Sales Index (2)	100.0	117.1	108.9	-14.6%	-8.2%	DHCD
Housing Supply						
Housing Inventory	23,292	22,965	24,314	1.4%	-4.2%	MD Association of Realtors
Months' Supply	3.9	2.3	3.6	69.6%	8.3%	DHCD
Days on the Market	50	49	58	2.0%	-13.8%	MRIS, DHCD
Median Home Sales Price	\$287,700	\$299,900	\$277,746	-4.1%	3.6%	MD Association of Realtors
Housing Affordability Index						
Repeat Buyer	85.5	82.8	95.4	3.3%	-10.4%	DHCD
First-Time Buyer	133.2	129.0	149.1	3.3%	-10.7%	DHCD
Housing Construction						
Housing Permits	1,535	2,181	1,819	-29.6%	-15.6%	Census
Housing Completions	1,936	1,365	1,511	41.8%	28.1%	DHCD
Property Foreclosures						
Total	2,081	2,638	2,157	-21.1%	-3.5%	RealtyTrac
Notices of Default	879	1,247	891	-29.5%	-1.3%	RealtyTrac
Notices of Sales	836	851	821	-1.8%	1.8%	RealtyTrac
Lender Purchases	366	540	445	-32.2%	-17.8%	RealtyTrac
Mortgage Delinquency/Foreclosure Rate (3)						
Overall	5.10%	4.85%	5.06%	0.25%	0.04%	Mortgage Bankers Association
Short-term	3.65%	3.32%	3.49%	0.33%	0.16%	Mortgage Bankers Association
30-59 Days	2.77%	2.47%	2.61%	0.30%	0.16%	Mortgage Bankers Association
60-89 Days	0.88%	0.85%	0.88%	0.03%	0.00%	Mortgage Bankers Association
Long-term (90+ Days)	1.45%	1.53%	1.56%	-0.08%	-0.11%	Mortgage Bankers Association
Foreclosure Rate	1.35%	1.45%	1.63%	-0.10%	-0.28%	Mortgage Bankers Association
Serious Delinquencies	2.80%	2.98%	3.19%	-0.18%	-0.39%	Mortgage Bankers Association
Short Sales Share (4)	1.20%	1.30%	1.30%	-0.10%	-0.10%	First American CoreLogic
Negative Equity Share (5)	7.20%	7.80%	9.20%	-0.60%	-2.00%	First American CoreLogic

Source: Maryland Association of Realtors, RealtyTrac, Mortgage Bankers Association, U.S. Census Bureau, Moody's Economy.com, CoreLogic, Freddie & Maryland DHCD Housing and Economic Research Office

Notes

1. Current data represent August 2018
2. The Pending Home Sales Index is based on pending sales of existing homes and provides advance information on future home sales activity. A sale is pending when the contract has been signed but the transaction has not closed. Pending home sales typically close within one or two months of signing. An index of 100 is equal to the average level of pending sales in 2001. Therefore, an index of 100 coincides with a high but healthy level of home sales activity in 2001, prior to five consecutive years of record growth in housing demand.
3. Current data represent second quarter of 2018.
4. Current data represent June 2018
5. Share of residential properties with mortgages that exceed home values. Data represent second quarter 2018.

LOCAL HOUSING MARKET FACT SHEET

SEPTEMBER 2018

Jurisdiction	Home Sales	Median Home Sales Price	Housing Inventory	Months' Supply	Pending Sales	Pending Sales Index	Days on Market	Affordability Index	New Foreclosure Filings	Vacant/Zombie Foreclosures
Allegany	61	\$97,000	426	7.0	49	102.3	125	215.8	9	38
Anne Arundel	664	\$343,750	2,501	3.8	739	106.4	50	134.7	60	42
Baltimore	712	\$232,706	2,511	5.2	924	106.3	46	95.8	153	148
Baltimore City	610	\$136,500	3,160	3.5	764	101.3	69	254.6	130	426
Calvert	134	\$317,950	631	4.7	136	62.4	70	153.4	21	0
Caroline	25	\$221,000	158	6.3	33	107.9	56	115.8	7	3
Carroll	190	\$325,000	575	3.0	205	98.1	48	134.9	21	1
Cecil	92	\$244,500	468	5.1	116	139.8	44	140.0	22	4
Charles	203	\$294,000	738	3.6	224	114.2	50	156.5	43	2
Dorchester	33	\$149,500	262	7.9	36	108.0	93	161.4	10	4
Frederick	303	\$319,000	1,138	3.8	328	101.6	47	135.3	22	7
Garrett	46	\$310,000	449	9.8	53	139.5	175	75.2	4	2
Harford	255	\$236,000	923	3.6	301	109.2	35	173.0	43	31
Howard	354	\$424,950	986	2.8	319	85.8	43	134.9	34	8
Kent	23	\$230,000	220	9.6	34	158.8	196	120.5	6	1
Montgomery	843	\$420,000	2,555	3.0	925	69.8	40	120.3	77	17
Prince George's	778	\$295,000	2,205	2.8	1,058	90.3	41	129.6	212	154
Queen Anne's	67	\$337,500	399	6.0	80	116.2	86	128.2	13	1
Somerset	18	\$106,250	183	10.2	24	0.0	n/a	170.1	15	1
St. Mary's	139	\$280,000	554	4.0	126	119.0	70	156.2	3	1
Talbot	40	\$324,000	424	10.6	50	92.0	161	95.4	8	0
Washington	151	\$190,000	686	4.5	151	121.4	60	149.3	22	29
Wicomico	93	\$152,400	408	4.4	101	0.0	n/a	176.8	24	13
Worcester	184	\$268,750	1,158	6.3	191	0.0	n/a	107.3	14	5
Maryland	6,018	\$287,700	23,292	3.9	6,918	100.0	50	133.2	973	938

Source: Maryland Association of Realtors, RealtyTrac, CoreLogic, Maryland Judiciary and DHCD Housing and Economic Research Office

LOCAL HOUSING MARKET FACT SHEET

SEPTEMBER 2018 VS. SEPTEMBER 2017

Year-Over-Year % Change

Jurisdiction	Home Sales	Median Home Sales Price	Inventory	Months' Supply	Pending Sales	Days On Market	Housing Affordability Index	New Foreclosure Filings
Allegany	32.6%	16.9%	-6.8%	-29.3%	-18.3%	-35.9%	-20.5%	12.5%
Anne Arundel	-6.3%	10.9%	447.3%	8.6%	-9.9%	-13.8%	-16.3%	-47.8%
Baltimore	-14.9%	0.7%	-6.3%	18.2%	-1.9%	-20.7%	-40.6%	-7.3%
Baltimore City	-15.2%	7.5%	0.3%	9.4%	-8.4%	-5.5%	37.8%	-17.7%
Calvert	-13.0%	2.1%	6.2%	20.5%	-9.3%	-15.7%	-10.2%	5.0%
Caroline	-24.2%	19.5%	-25.5%	-1.6%	-29.8%	-69.1%	-26.5%	0.0%
Carroll	-7.8%	9.8%	-8.4%	0.0%	-3.8%	-18.6%	-15.8%	-12.5%
Cecil	-14.0%	11.1%	-12.0%	2.0%	-10.8%	-44.3%	-16.5%	22.2%
Charles	-6.0%	3.2%	-5.0%	0.0%	-0.4%	-21.9%	-11.4%	-4.4%
Dorchester	-17.5%	4.5%	-8.1%	11.3%	-25.0%	-37.2%	-11.8%	233.3%
Frederick	-16.3%	8.3%	-4.8%	15.2%	-0.6%	14.6%	-14.3%	-35.3%
Garrett	-14.8%	13.8%	-2.2%	15.3%	-10.2%	47.1%	-18.8%	-20.0%
Harford	-14.1%	2.4%	-11.8%	2.9%	-6.5%	-32.7%	-10.8%	-15.7%
Howard	-1.4%	4.9%	-2.0%	0.0%	-3.6%	-4.4%	-10.8%	17.2%
Kent	-4.2%	1.1%	-17.9%	-14.3%	3.0%	27.3%	-15.1%	200.0%
Montgomery	-10.9%	2.4%	-7.8%	3.4%	-15.8%	-13.0%	-10.7%	1.3%
Prince George's	-9.8%	5.4%	9.2%	21.7%	-3.1%	7.9%	-12.0%	-16.2%
Queen Anne's	-24.7%	10.8%	-5.9%	25.0%	1.3%	-7.5%	-18.2%	-7.1%
Somerset	38.5%	-27.1%	10.9%	-19.7%	-7.7%	n/a	27.0%	66.7%
St. Mary's	-12.0%	-0.8%	1.1%	14.3%	-16.0%	-29.3%	-8.8%	-82.4%
Talbot	-39.4%	-0.4%	-10.9%	47.2%	-10.7%	-12.0%	-4.0%	33.3%
Washington	-11.7%	10.1%	6.4%	18.4%	-12.2%	-23.1%	-17.5%	-29.0%
Wicomico	5.7%	-2.7%	10.6%	4.8%	8.6%	n/a	-4.6%	33.3%
Worcester	-1.1%	-0.5%	5.9%	6.8%	-15.5%	n/a	-8.1%	0.0%
Maryland	-10.8%	3.6%	-4.2%	8.3%	-8.2%	-13.8%	-10.7%	-13.3%

Source: Maryland Association of Realtors, RealtyTrac, CoreLogic, Maryland Judiciary and DHCD Housing and Economic Research Office