

MRIS HOME SALES DATA 2008 - Baltimore City			
	2008	2007	% Change '07 to '08
JANUARY			
Total Sold Dollar Volume	\$63,796,649	\$100,674,725	-36.63%
Average Sold Price:	\$176,234	\$173,577	1.53%
Median Sold Price:	\$145,000	\$141,650	2.36%
Total Units Sold:	362	580	-37.59%
Average Days on Market:	124	79	56.96%
Average List Price for Solds:	\$195,093	\$188,259	3.63%
Avg Sale Price as a % of Avg List Price:	90.33%	92.20%	
FEBRUARY			
Total Sold Dollar Volume	\$68,260,848	\$115,921,407	-41.11%
Average Sold Price:	\$170,652	\$190,347	-10.35%
Median Sold Price:	\$151,950	\$153,000	-0.69%
Total Units Sold:	400	609	-34.32%
Average Days on Market:	126	85	48.24%
Average List Price for Solds:	\$189,360	\$204,160	-7.25%
Avg Sale Price as a % of Avg List Price:	90.12%	93.23%	
MARCH			
Total Sold Dollar Volume	\$79,808,867	\$140,991,277	-43.39%
Average Sold Price:	\$180,972	\$178,019	1.66%
Median Sold Price:	\$155,000	\$150,000	3.33%
Total Units Sold:	441	792	-44.32%
Average Days on Market:	119	86	38.37%
Average List Price for Solds:	\$202,656	\$190,385	6.45%
Avg Sale Price as a % of Avg List Price:	89.30%	93.50%	
APRIL			
Total Sold Dollar Volume	\$82,307,122	\$125,446,977	-34.39%
Average Sold Price:	\$182,905	\$176,437	3.67%
Median Sold Price:	\$155,000	\$158,728	-2.35%
Total Units Sold:	450	711	-36.71%
Average Days on Market:	130	83	56.63%
Average List Price for Solds:	\$202,078	\$186,446	8.38%
Avg Sale Price as a % of Avg List Price:	90.51%	94.63%	
MAY			
Total Sold Dollar Volume	\$105,258,634	\$150,649,900	-30.13%
Average Sold Price:	\$207,202	\$193,141	7.28%
Median Sold Price:	\$163,500	\$163,500	0.00%
Total Units Sold:	508	780	-34.87%
Average Days on Market:	115	84	36.90%
Average List Price for Solds:	\$227,298	\$205,686	10.51%
Avg Sale Price as a % of Avg List Price:	91.16%	93.90%	
JUNE			
Total Sold Dollar Volume	\$110,856,856	\$173,817,228	-36.22%
Average Sold Price:	\$210,754	\$200,250	5.25%
Median Sold Price:	\$178,750	\$165,000	8.33%
Total Units Sold:	526	868	-39.40%
Average Days on Market:	106	81	30.86%
Average List Price for Solds:	\$230,706	\$211,985	8.83%
Avg Sale Price as a % of Avg List Price:	91.35%	94.46%	
JULY			
Total Sold Dollar Volume	\$92,820,525	\$144,288,969	-35.67%
Average Sold Price:	\$201,346	\$199,019	1.17%
Median Sold Price:	\$180,000	\$170,000	5.88%
Total Units Sold:	461	725	-36.41%
Average Days on Market:	110	83	32.53%
Average List Price for Solds:	\$217,197	\$211,069	2.90%
Avg Sale Price as a % of Avg List Price:	92.70%	94.29%	
AUGUST			
Total Sold Dollar Volume	\$83,687,390	\$124,891,042	-32.99%
Average Sold Price:	\$194,622	\$188,657	3.16%
Median Sold Price:	\$159,900	\$154,900	3.23%
Total Units Sold:	430	662	-35.05%
Average Days on Market:	108	82	31.71%
Average List Price for Solds:	\$212,140	\$200,593	5.76%
Avg Sale Price as a % of Avg List Price:	91.74%	94.05%	
SEPTEMBER			
Total Sold Dollar Volume	\$84,038,078	\$90,019,751	-6.64%
Average Sold Price:	\$170,118	\$179,680	-5.32%
Median Sold Price:	\$145,500	\$150,000	-3.00%
Total Units Sold:	494	501	-1.40%
Average Days on Market:	121	86	40.70%
Average List Price for Solds:	\$188,037	\$193,663	-2.91%
Avg Sale Price as a % of Avg List Price:	90.47%	92.78%	
OCTOBER			
Total Sold Dollar Volume	\$67,036,681	\$90,260,805	-25.73%
Average Sold Price:	\$183,160	\$188,830	-3.00%
Median Sold Price:	\$149,000	\$147,000	1.36%
Total Units Sold:	366	478	-23.43%
Average Days on Market:	124	94	31.91%
Average List Price for Solds:	\$205,521	\$204,374	0.56%
Avg Sale Price as a % of Avg List Price:	89.12%	92.39%	
NOVEMBER			
Total Sold Dollar Volume	\$57,509,148	\$88,165,526	-34.77%
Average Sold Price:	\$179,716	\$177,753	1.10%
Median Sold Price:	\$137,450	\$152,500	-9.87%
Total Units Sold:	320	496	-35.48%
Average Days on Market:	119	102	16.67%
Average List Price for Solds:	\$199,839	\$195,520	2.21%
Avg Sale Price as a % of Avg List Price:	89.96%	90.91%	
DECEMBER			
Total Sold Dollar Volume	\$54,200,387	\$78,941,462	-31.34%
Average Sold Price:	\$169,907	\$177,397	-4.22%
Median Sold Price:	\$135,000	\$150,000	-10.00%
Total Units Sold:	319	445	-28.31%
Average Days on Market:	140	115	21.74%
Average List Price for Solds:	\$193,515	\$194,631	-0.57%
Avg Sale Price as a % of Avg List Price:	87.80%	91.15%	
	2008	2007	% Change
Average Sold Price To Date	\$182,995	\$183,527	-0.29%
Median Sold Price	\$152,731	\$153,000	-0.18%
Average Days on Market	117	86	36.05%
Total Units Sold To Date	5,404	8,086	-33.17%

MRIS HOME SALES DATA 2008 - Washington DC			
	2008	2007	% Change '07 to '08
JANUARY			
Total Sold Dollar Volume	\$176,970,419	\$252,147,507	-29.81%
Average Sold Price:	\$556,511	\$490,302	11.46%
Median Sold Price:	\$428,000	\$385,000	11.17%
Total Units Sold:	318	505	-37.03%
Average Days on Market:	87	81	7.41%
Average List Price for Solds:	\$600,053	\$531,849	12.82%
Avg Sale Price as a % of Avg List Price:	92.74%	93.88%	
FEBRUARY			
Total Sold Dollar Volume	\$187,444,058	\$275,044,715	-31.85%
Average Sold Price:	\$507,978	\$490,276	3.61%
Median Sold Price:	\$414,000	\$388,900	6.43%
Total Units Sold:	369	561	-34.22%
Average Days on Market:	92	81	13.58%
Average List Price for Solds:	\$547,876	\$522,031	4.95%
Avg Sale Price as a % of Avg List Price:	92.72%	93.92%	
MARCH			
Total Sold Dollar Volume	\$210,508,482	\$366,848,028	-42.62%
Average Sold Price:	\$535,645	\$561,789	-4.65%
Median Sold Price:	\$399,500	\$434,500	-8.06%
Total Units Sold:	393	653	-39.82%
Average Days on Market:	80	84	-4.76%
Average List Price for Solds:	\$566,483	\$591,882	-4.29%
Avg Sale Price as a % of Avg List Price:	94.56%	94.82%	
APRIL			
Total Sold Dollar Volume	\$214,273,806	\$352,285,380	-39.18%
Average Sold Price:	\$582,266	\$545,333	6.77%
Median Sold Price:	\$438,000	\$419,000	4.53%
Total Units Sold:	368	646	-43.03%
Average Days on Market:	77	73	5.48%
Average List Price for Solds:	\$626,458	\$569,605	9.98%
Avg Sale Price as a % of Avg List Price:	92.95%	95.74%	
MAY			
Total Sold Dollar Volume	\$300,777,214	\$364,925,636	-17.58%
Average Sold Price:	\$564,310	\$528,113	6.85%
Median Sold Price:	\$440,000	\$419,000	5.01%
Total Units Sold:	533	691	-22.87%
Average Days on Market:	78	61	27.87%
Average List Price for Solds:	\$602,616	\$541,146	11.36%
Avg Sale Price as a % of Avg List Price:	93.64%	97.59%	
JUNE			
Total Sold Dollar Volume	\$314,079,984	\$389,692,521	-15.04%
Average Sold Price:	\$571,055	\$560,486	5.66%
Median Sold Price:	\$425,000	\$415,000	2.41%
Total Units Sold:	550	684	-19.59%
Average Days on Market:	74	63	17.46%
Average List Price for Solds:	\$602,328	\$557,271	8.09%
Avg Sale Price as a % of Avg List Price:	94.81%	96.99%	
JULY			
Total Sold Dollar Volume	\$293,540,305	\$418,243,222	-29.82%
Average Sold Price:	\$580,119	\$565,194	2.64%
Median Sold Price:	\$422,180	\$431,000	-2.05%
Total Units Sold:	506	740	-31.62%
Average Days on Market:	74	60	23.33%
Average List Price for Solds:	\$624,805	\$586,386	6.55%
Avg Sale Price as a % of Avg List Price:	92.85%	96.39%	
AUGUST			
Total Sold Dollar Volume	\$279,096,458	\$339,477,414	-17.79%
Average Sold Price:	\$557,079	\$516,708	7.81%
Median Sold Price:	\$395,000	\$395,000	0.00%
Total Units Sold:	501	657	-23.74%
Average Days on Market:	80	59	35.59%
Average List Price for Solds:	\$603,373	\$540,391	11.65%
Avg Sale Price as a % of Avg List Price:	92.33%	95.62%	
SEPTEMBER			
Total Sold Dollar Volume	\$212,800,866	\$222,879,288	-4.52%
Average Sold Price:	\$520,296	\$543,608	-4.29%
Median Sold Price:	\$389,900	\$375,000	3.97%
Total Units Sold:	409	410	-0.24%
Average Days on Market:	82	69	18.84%
Average List Price for Solds:	\$554,776	\$578,488	-4.10%
Avg Sale Price as a % of Avg List Price:	93.78%	93.97%	
OCTOBER			
Total Sold Dollar Volume	\$231,350,012	\$231,780,273	-0.19%
Average Sold Price:	\$558,816	\$499,526	11.87%
Median Sold Price:	\$394,450	\$392,750	0.43%
Total Units Sold:	414	464	-10.78%
Average Days on Market:	77	62	24.19%
Average List Price for Solds:	\$603,004	\$525,126	14.83%
Avg Sale Price as a % of Avg List Price:	92.67%	95.13%	
NOVEMBER			
Total Sold Dollar Volume	\$159,830,783	\$243,862,285	-34.46%
Average Sold Price:	\$510,641	\$533,616	-4.31%
Median Sold Price:	\$389,000	\$400,000	-2.75%
Total Units Sold:	313	457	-31.51%
Average Days on Market:	75	68	10.29%
Average List Price for Solds:	\$553,601	\$561,953	-1.49%
Avg Sale Price as a % of Avg List Price:	92.24%	94.96%	
DECEMBER			
Total Sold Dollar Volume	\$187,231,038	\$259,619,227	-27.88%
Average Sold Price:	\$446,852	\$550,041	-18.76%
Median Sold Price:	\$350,000	\$400,000	-12.50%
Total Units Sold:	419	472	-11.23%
Average Days on Market:	78	80	-2.50%
Average List Price for Solds:	\$482,592	\$606,898	-20.48%
Avg Sale Price as a % of Avg List Price:	92.59%	90.63%	
	2008	2007	% Change
Average Sold Price To Date	\$539,621	\$537,423	0.41%
Median Sold Price	\$399,900	\$409,000	-2.20%
Average Days on Market	80	69	15.94%
Total Units Sold To Date	5,563	7,422	-25.05%

On average, homes in Baltimore cost 66.09% less than in Washington, DC.