



Headline News

It Was a Seller's Market in March

Maryland's housing market enjoyed its strongest March since 2007 and posted the eighth consecutive year-over-year growth. Home sales grew by more than 38 percent over February and by more than 24 percent over March 2014. Several key indicators made March a seller's market. Demand outpaced supply, median sales prices reached the highest level since 2009 and potential sellers, buoyed by the rising prices, were encouraged to put their homes on the market. Another key indicator is reflected in the number of days a listing is active in a multiple listing service before it is entered into "pending" sales status. Average days on market, reflecting the tightness of the housing market, declined for the second consecutive month in March and remained 54 days, or 38 percent, below its sluggish peak of 141 days reached in April 2009. Pending home sales is when an offer on a property is accepted by the seller but the transaction is not yet closed. The March pending home sales in Maryland was up, compared to last month and last year.

Foreclosure activity in Maryland increased in March due to an increase in notices of default. Compared to last year, foreclosure activity declined due to a decrease in notices of default. In fact on annual basis, notices of defaults have been declining for five consecutive months, establishing a trend not seen since December 2011. Nationally, foreclosure events increased in March because of increases in notices of default, notices of foreclosure sales, and lender purchases of foreclosed properties.

In March, foreclosure activity declined in 19 states and also in the District of Columbia, and increased in 32 states. Compared to March 2014, foreclosure events declined in 27 states and also in the District of Columbia, and increased in the remaining 25 states.

* Housing market observations contained in this report reflect statistical data as of March 2015.

Key Events

OATH OF OFFICE



Secretary Kenneth Holt, joined by his wife Mary, takes the oath of office from Governor Larry Hogan.

TOP PERFORMERS



Secretary Holt joins the Maryland Mortgage Program's most productive lenders at DHCD's annual awards breakfast in Annapolis.

REVITALIZING BALTIMORE



Funds from the Baltimore Regional Neighborhoods Initiative and the Community Legacy program helped finance the renovation of Centre Theatre, the newest rehabilitated building in Baltimore's Station North Arts and Entertainment District.

Key March Statistics

- ✓ Existing home sales increased by 38.5 percent to 5,417 units in March. Sales were up 24.4 percent above last year, posting the eight consecutive year-over-year growth.
- ✓ The median home sales price increased by 6.1 percent to 246,361 in March. On an annual basis, median home sales price also was up by 0.2 percent above last year.
- ✓ Inventory of homes available for sale increased by 3.8 percent in March to 25,992 units. Compared to March 2014, inventory was also up seven percent, recording the 19th consecutive month of year-over-year increases.
- ✓ The seasonally adjusted months' supply of homes for sale declined by 2.1 percent to 4.6 percent, in March. The month's supply also declined by 13.2 percent below by last year.
- ✓ Day on market decreased by one day, or 1.1 percent, in March to 87 days. Days on the market however, increased by two days or 2.4 percent above the last year's mark.
- ✓ The volume of foreclosure activity in Maryland increased 5.5 percent in March to 4,465 events. On an annual basis however, total foreclosure activities declined by 1.1 percent.
- ✓ Maryland Notices of default or new foreclosures increased 29.9 percent to 2,143 filings in March. Compared to last year, default notices however, were down 18.6 percent, marking the fifth consecutive months of declines.
- ✓ Notices of foreclosure sales in Maryland decreased 11.4 percent to 1,346 filings. Foreclosure sales were up 14.4 percent over last year.
- ✓ Lender purchases decreased by eight percent to 976 properties in March but were up 38.8 percent above last year.

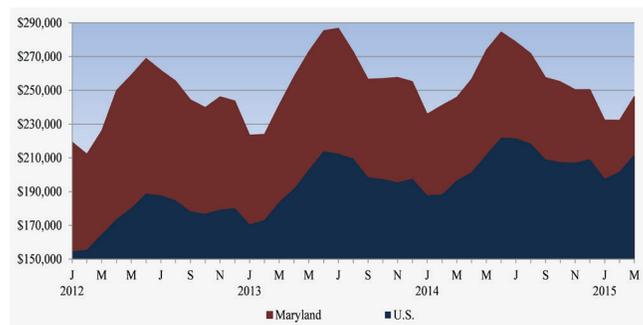
Home Prices

Median Home Sales Price Increased in March

In March state-wide median home sales price increased by 6.1 percent to \$246,361 in March, marking the highest March median sales price since 2009. On an annual basis, median home sales price also was up by 0.2 percent above last year. The national median home sales price was \$212,100 in March, up 5.1 percent above last month, and was up 7.8 percent over last year, posting the 37th consecutive month of year-over-year price appreciation.

Median Home Sales Price in Maryland and the U.S.

Maryland Median Home Sales Price Up in March

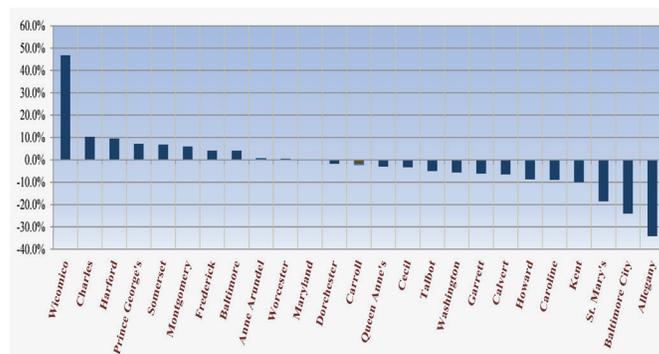


Sources: National Association of Realtors and Maryland Association of Realtors

Compared to March 2014, median home sales prices appreciated in 10 Maryland jurisdictions including in Wicomico, Charles, Harford, Prince George's, Somerset, Montgomery and Frederick counties.

Year-Over-Year Changes in Median Home Sales Price

March Home Prices Increased in Ten Maryland Jurisdictions



Sources: Maryland Association of Realtors

Home Sales

Home Sales Up Sharply in March

Existing home sales increased across Maryland to 5,417 units in March by 38.5 percent, the highest rate since March 2010. Home sales increased by 24.4 percent above last year's volume, posting the eight consecutive months of year-over-year increases. National home sales increased 36.6 percent to 403,000 units in March and were up 13.5 percent above year ago levels.

Maryland Existing Home Sales: Volume and Annual Growth

Home Sales Rose Sharply in March

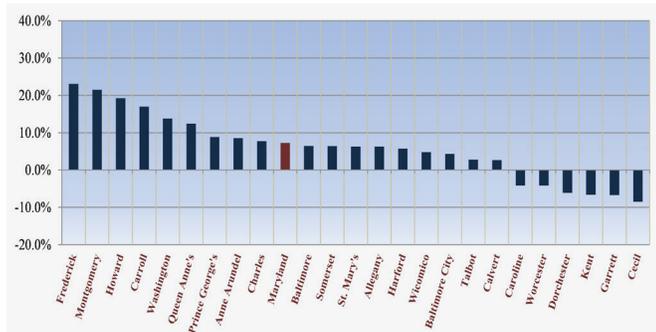


Source: Maryland Association of Realtors and National Association of Realtors

Compared to March 2014, home sales increased in all Maryland jurisdictions, except in Allegany County.

Year-Over-Year Change in Home Sales

Home Sales Up in All Maryland Jurisdictions, Except in Allegany County



Sources: Maryland Association of Realtors

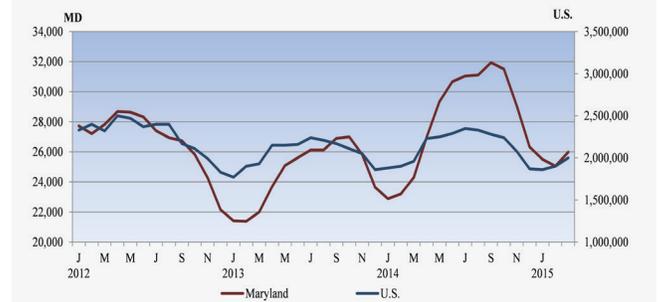
Housing Inventory

Housing Inventory Increased in March

After five consecutive months of decline, Inventory of homes available for sales increased in March by 3.8 percent to 25,992 units. Furthermore, the inventory was also up seven percent above last year's volume, recording the 19th consecutive month of year-over-year increases. National housing inventory increased by 5.3 percent to 2,000,000 units in March, and was up two percent above year ago levels.

Inventory of Existing Homes for Sale: Maryland & the U.S.

Inventory of Homes for Sales Increased in March

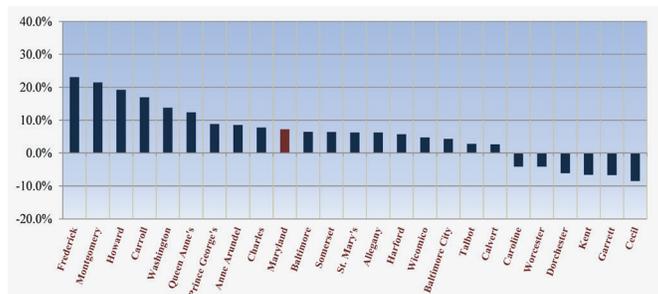


Sources: National Association of Realtors and Maryland Association of Realtors

On a year-over-year basis, inventory of homes available for sales increased in 18 Maryland jurisdictions including in Frederick, Montgomery, Howard, Carroll, Washington, and Queen Anne's counties.

Year-Over-Year Change in Housing Inventory

Inventory Increased in 18 Maryland Jurisdictions



Sources: Maryland Association of Realtors

Pending Sales Index

March Pending Sales Index Points to Strong Home Sales Within the Next Two Months

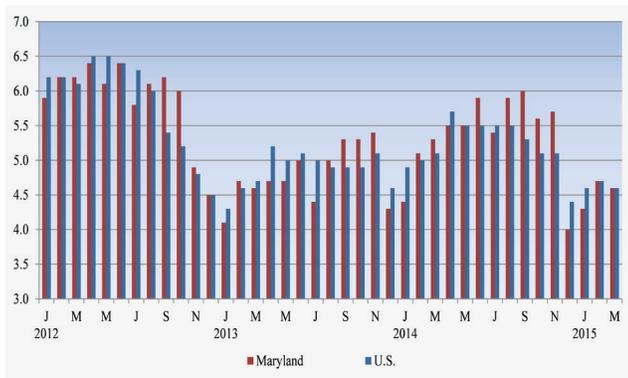
Maryland Pending Home Sales Index (PHSI), a leading indicator of home sales activity during the next two months based on contract signings, rose 27 percent to 107.3 in March. On an annual basis, Maryland PHSI increased 16.1 percent, posting the 11th consecutive month of year-over-year increases. The U.S. PHSI up 1.1 percent to 108.6 in March and was up 11.1 percent above last year.

Months' Supply of Homes

March Supply of Homes Decreased

The seasonally adjusted months' supply of homes for sale representing the depletion rate of the current inventory of homes available for sale, decreased by 2.1 percent to 4.6 percent in March, below the standard six months required for a balanced housing market. The depletion rate which also reflects the tightness of the housing market is 71.1 percent below its sluggish peak of 15.9 months reached in November 2008. The month's supply was down 13.2 percent below last year. Nationally, the supply of homes declined by 2.1 percent in March to 4.6 months, and was down 9.8 percent below last year.

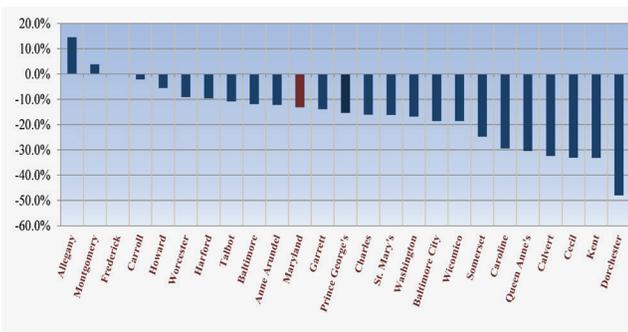
Months' Supply of Existing Homes for Sale: Maryland and the U.S. Months' Supply Declined in March



Sources: Maryland Association of Realtors, National Association of Realtors and DHCD, Office of Policy, Planning and Research

Compare to March 2014, months' supply declined in all Maryland jurisdictions except in Allegany and Montgomery counties. Months' supply declined by the largest annual rate in Dorchester, Kent, Cecil, Calvert and Queen Anne's counties.

Year-Over-Year Change in Months' Supply March Supply of Homes Declined in 21 Maryland Jurisdictions



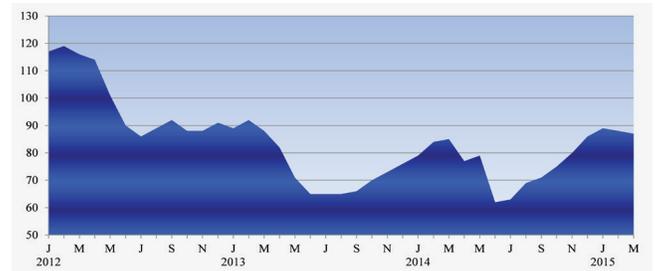
Sources: Maryland Association of Realtors, DHCD, Office of Policy, Planning and Research

Days on the Market

Days on Market Declined in March

Days on the market decreased 1.1 percent in March to 87 days, down one day below the February. On an annual basis, days on market were up by 2.4 percent, recording the eight consecutive months of year-over-year increases. Nationally, days on the market decreased by ten days in March to 52 days, but it was above the last year mark by three days.

Days on Market Decreased in Maryland in March



Sources: Maryland Association of Realtors and DHCD, Office of Policy, Planning and Research

Mortgage Rates

Mortgage Rates Increased in March

Freddie Mac's national average 30-year fixed effective mortgage rate increased six basis points to 3.82 percent in March. The national effective rate, which accounts for variations in points, was down 57 basis points below last year. Maryland's average 30-year fixed effective mortgage rate increased by four basis points to 3.92 percent in March, but was down 63 basis points below last year. The Maryland effective rate exceeded the national average rate by 10 basis points. The effective, 30-year fixed mortgage rate of Community Development Administration decreased by two basis points to 3.98 percent in March, and was down 38 basis points below last year. The CDA rate was six basis points above average effective mortgage rate in Maryland.

30-Year Fixed Average Effective Mortgage Rates Mortgage Rates Increased in March



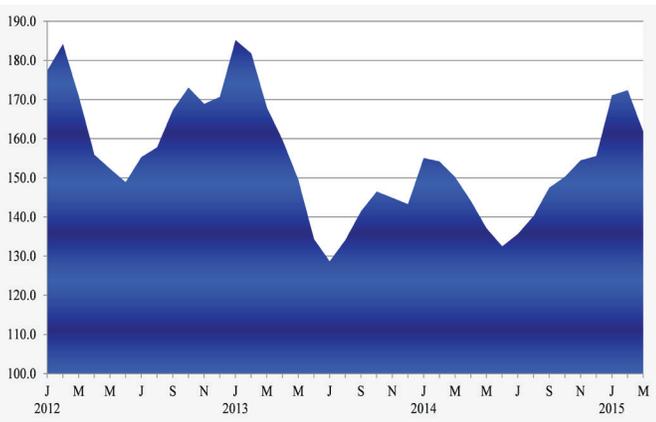
Sources: Freddie Mac and DHCD, Office of Policy, Planning and Research

Housing Affordability

Indices of Housing Affordability Decreased in March

Maryland indices of housing affordability for both repeat and first-time homebuyers decreased in March due to increases in home prices and mortgage rates. The March indices for repeat home buyers declined 6.1 percent to 161.8 and first-time home buyers by 6.2 percent to 103.5, respectively. However, the affordability indices were up 7.7 percent and 7.5 percent above last year's mark, posting the ninth consecutive month of year-over-year increases. A repeat buyer index with a value of 100 portrays an average household with the exact median income to qualify for a mortgage on a median priced home. By comparison, an index with a value above 100 signifies a household with more than enough income to qualify for a mortgage loan on a median priced home.

Maryland Housing Affordability Index for Repeat Homebuyers Housing Affordability Indexes Strengthened in March

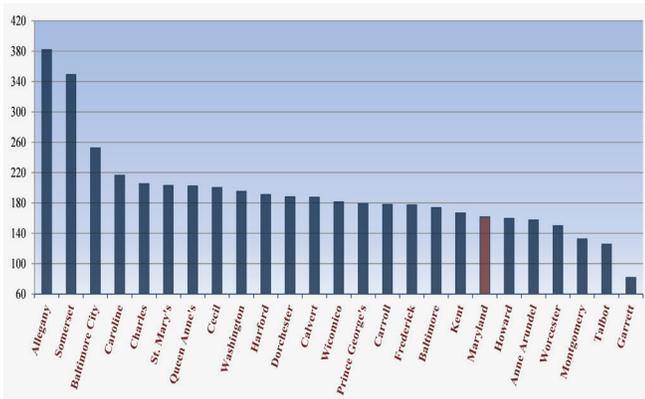


Sources: DHCD, Office of Policy, Planning and Research

The March index of housing affordability exceeded 100 in all Maryland jurisdictions, except in Garrett County. The Most affordable jurisdictions in March included Allegany, Somerset and Baltimore City.

March Housing Affordability Index by Jurisdiction

Affordability Indices Exceeded 100 in All Maryland Jurisdictions, except in Garrett County



Source: DHCD, Office of Policy, Planning and Research

Residential Construction

Residential Building Permits Increased in March

Total residential building permits issued in Maryland, a leading indicator of construction activity, increased 13 percent in March to 1,035 units. Building permits declined 2.3 percent below last year. Multifamily building permits decreased by 36.4 percent to 157 units, and were down 33.5 percent below last year. Single family permits were up by 31.2 percent to 878 units, and were up 6.7 percent above last year.

March building permits issued in the U.S. increased 18.7 percent to 83,700 units, and were up 11.5 percent above last year. The nation's single family building permits increased 24.8 percent to 51,400 units and were up 1.2 percent above last year. Multifamily building permits increased 10.2 percent from last month to 32,300 units and were up 32.9 percent above the year ago levels.

Monthly Volume of Residential Building Permits Issued in Maryland and the U.S.

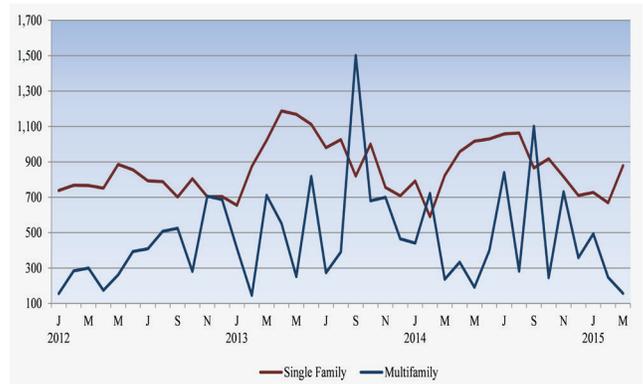
Maryland Residential Permits Increased in March



Source: U.S. Bureau of the Census

Monthly Volume of Single Family and Multifamily Building Permits Issued in Maryland

Single Family Permits Increased in March



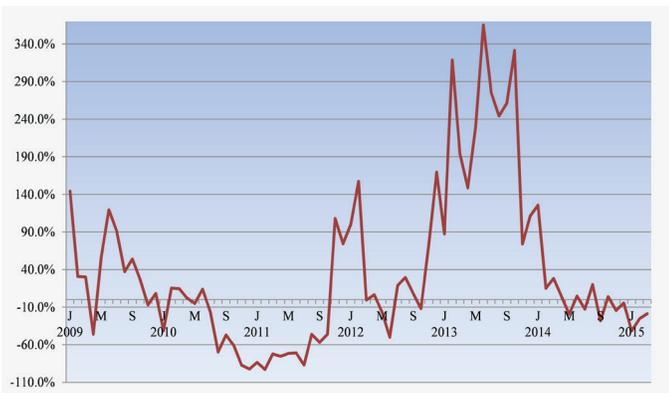
Source: U.S. Bureau of the Census

Property Foreclosure Filings

Maryland Property Foreclosure Events Increased in March

The volume of foreclosure activity in Maryland increased by 5.5 percent in March to 4,465 events, due to increases in notices of default. Maryland Notices of default increased 29.9 percent to 2,143 filings in March. Compared to last year, Maryland foreclosure activity were down 1.1 percent. Compared to March 2014, default notices were down 18.6 percent. On an annual basis, notices of default has been declining for five consecutive months, establishing a trend not seen since July 2010. Notices of foreclosure sales in Maryland decreased 11.4 percent to 1,346 filings but were up 14.4 percent over last year. Lender purchases decreased by 8.0 percent to 976 properties in March but were up 38.8 percent above last year.

Notices of Default, Percent Change from Last Year, 2009:01 – 2015:03



Property Foreclosure Events in Maryland Volume and Annual Growth Rate

Total Property Foreclosure Events Increased in March

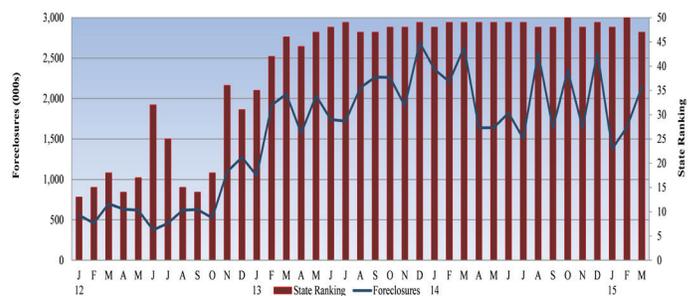


Source: RealtyTrac

Total foreclosure events in the U.S. increased by 19.7 percent in March to 122,060 events, due to increases in notices of defaults, notices of foreclosure sales, and lender purchases. On an annual basis, total foreclosure activities in the U.S. rose by 3.9 percent. Nationally, notices of default increased by 10.7 percent in March to 35,148 but new filings were down by 7.5 percent below the previous year. Nationwide, notices of foreclosure sales increased 10.6 percent in March to 50,760 filings and were up 0.2 percent above last year. Lender purchases across U.S. increased by 48.7 percent to 36,152 properties, and were up 25.4 percent above last year.

Maryland's foreclosure rate increased from 17.7 foreclosures per 10,000 households in February to 18.7 in March 2015, but Maryland's foreclosure rate ranking improved from the highest in the U.S., to the third highest nationwide. Maryland's foreclosure rate in March exceeded the national average foreclosure rate of 7.7 by 142.9 percent. Among the neighboring states, Delaware's foreclosure ranking deteriorated from the 43th lowest (7th highest in the nation) in February to the 45th lowest (5th highest) in March, Pennsylvania's ranking deteriorated from the 36th lowest (14th highest in the nation) in February to the 37th lowest (13th highest) in March, and Virginia's ranking deteriorated from the 13th lowest (37th highest in the nation) in February to the 24th lowest (26th highest) in March. In March, foreclosure activity declined in 19 states and also in the District of Columbia, and increased in 32 states. Compared to March 2014, foreclosure events declined in 27 states and also in the District of Columbia, and increased in the remaining 25 states.

Maryland Foreclosures and State Rankings: January 2012 - March 2015



Local Housing Market, March 2015

Year-Over-Year Percent Change

JURISDICTION	INVENTORY	HOME SALES	MEDIAN HOME SALES PRICE	MONTHS' SUPPLY	HOUSING AFFORDABILITY INDEX
Allegany	6.3%	-7.5%	-34.2%	14.5%	63.9%
Anne Arundel	8.5%	23.8%	0.5%	-12.3%	7.4%
Baltimore	6.4%	22.6%	4.2%	-11.9%	3.6%
Baltimore City	4.3%	27.2%	-24.0%	-18.6%	42.0%
Calvert	2.7%	52.5%	-6.5%	-32.4%	15.4%
Caroline	-4.1%	36.0%	-8.9%	-29.5%	18.5%
Carroll	17.0%	18.8%	-2.2%	-2.1%	10.3%
Cecil	-8.5%	37.0%	-3.3%	-33.1%	11.6%
Charles	7.8%	30.3%	10.3%	-16.1%	-2.2%
Dorchester	-6.1%	81.0%	-1.8%	-48.0%	9.9%
Frederick	23.1%	24.3%	4.2%	0.0%	3.6%
Garrett	-6.7%	8.3%	-6.2%	-14.0%	15.0%
Harford	5.7%	19.0%	9.5%	-9.7%	-1.5%
Howard	19.2%	24.4%	-8.7%	-5.6%	18.3%
Kent	-6.6%	40.0%	-10.0%	-33.2%	20.0%
Montgomery	21.5%	17.9%	6.0%	3.8%	1.8%
Prince George's	8.8%	29.6%	7.2%	-15.4%	0.6%
Queen Anne's	12.4%	62.5%	-3.1%	-30.5%	11.4%
Somerset	6.4%	41.2%	6.9%	-24.8%	1.0%
St. Mary's	6.3%	26.4%	-18.6%	-16.3%	32.6%
Talbot	2.8%	15.4%	-5.0%	-10.8%	13.7%
Washington	13.8%	37.9%	-5.7%	-16.9%	14.4%
Wicomico	4.8%	29.2%	46.8%	-18.7%	-26.5%
Worcester	-4.1%	5.8%	0.5%	-9.2%	7.5%
MARYLAND	7.0%	24.4%	0.2%	-13.2%	7.7%

Sources: Maryland Association of Realtors and DHCD, Office of Research, Policy, and Legislative Affairs

March 2015

Maryland Housing Market Fact Sheet

INDICATOR	CURRENT PERIOD ¹	PREVIOUS PERIOD	YEAR AGO	% CHANGE FROM		SOURCE
				LAST MONTH	LAST YEAR	
Mortgage Rates (30-Year Fixed)						
Freddie Mac	3.82%	3.76%	4.39%	0.06%	-0.57%	Freddie Mac
Maryland Average	3.92%	3.88%	4.54%	0.04%	-0.62%	DHCD
CDA	3.98%	4.00%	4.36%	-0.02%	-0.38%	DHCD
Home Sale						
Existing	5,417	3,911	4,353	38.5%	24.4%	MD Association of Realtors
New	281	422	510	-33.4%	-44.9%	First American Core Logic
Pending Units	8,279	6,517	7,132	27.0%	16.1%	MRIS
Pending Home Sales Index	107.3	84.5	92.8	27.0%	15.6%	DHCD
Housing Supply						
Housing Inventory	25,992	25,050	24,293	3.8%	7.0%	MD Association of Realtors
Months' Supply	4.6	4.7	5.3	-2.1%	-13.2%	DHCD
Days on the Market	87	88	85	-1.1%	2.4%	MRIS, DHCD
Median Home Sales Price	\$246,361	\$232,283	\$245,877	6.1%	0.2%	MD Association of Realtors
Housing Affordability Index						
Repeat Buyer	161.8	172.4	150.2	-6.1%	7.7%	DHCD
First-Time Buyer	103.5	110.3	96.3	-6.2%	7.5%	DHCD
Housing Construction						
Housing Permits	1,035	916	1,059	13.0%	-2.3%	Census
Housing Starts	0	0	1,545	#DIV/0!	-100.0%	DHCD
Housing Completions	1,106	1,781	1,559	-37.9%	-29.1%	DHCD
Property Foreclosures						
Total	4,465	4,231	4,514	5.5%	-1.1%	RealtyTrac
Notices of Default	2,143	1,650	2,634	29.9%	-18.6%	RealtyTrac
Notices of Sales	1,346	1,520	1,177	-11.4%	14.4%	RealtyTrac
Lender Purchases	976	1,061	703	-8.0%	38.8%	RealtyTrac
Mortgage Delinquency/ Foreclosure Rate						
Overall	6.95%	7.17%	8.11%	-0.22%	-1.16%	Mortgage Bankers Association
Short-term	4.14%	4.08%	4.55%	0.06%	-0.41%	Mortgage Bankers Association
30-59 Days	2.97%	2.94%	3.28%	0.03%	-0.31%	Mortgage Bankers Association
60-89 Days	1.17%	1.14%	1.27%	0.03%	-0.10%	Mortgage Bankers Association
Long-term (90+ Days)	2.81%	3.09%	3.56%	-0.28%	-0.75%	Mortgage Bankers Association
Foreclosure Rate	3.09%	3.36%	3.62%	-0.27%	-0.53%	Mortgage Bankers Association
Serious Delinquencies	5.90%	6.45%	7.18%	-0.55%	-1.28%	Mortgage Bankers Association

Sources: Maryland Association of Realtors, Realtytrac, Mortgage Bankers Association, U.S. Census Bureau, Moody's Economy.com, CoreLogic, Freddie Mac, and DHCD, Office of Research, Policy, and Legislative Affairs

Note

1. Current data represent February 2015.
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 2000. Therefore, an index of 100 coincides with a high but healthy level of home sales activity in 2000, prior to five consecutive years of record growth in housing demand.
3. Data represent fourth quarter of 2014.
4. Share of residential properties with mortgages that exceed home values. Data represent third quarter of 2014.

March 2015

Local Housing Market Fact Sheet

JURISDICTION	HOME SALES	MEDIAN HOME SALES PRICE	DAYS ON MARKET	MONTHS' SUPPLY	UNITS PENDING	PENDING SALES INDEX	AFFORDABILITY INDEX	PROPERTY FORECLOSURES
Allegany	37	\$56,000	178	13.4	70	97.6	244.5	36
Anne Arundel	556	\$299,450	89	5.0	866	126.4	100.8	404
Baltimore	688	\$208,350	91	3.7	1,051	116.1	111.3	595
Baltimore City	641	\$87,500	94	4.8	946	95.6	161.7	593
Calvert	93	\$273,000	137	7.3	158	142.8	120.1	70
Caroline	34	\$155,700	187	8.6	46	121.6	138.4	26
Carroll	158	\$259,250	103	4.6	242	133.6	114.0	78
Cecil	74	\$180,000	143	10.3	118	110.5	128.2	82
Charles	172	\$249,692	137	4.7	275	113.9	131.4	199
Dorchester	38	\$137,500	101	7.8	36	92.9	120.3	39
Frederick	276	\$260,500	79	3.6	405	126.3	113.7	160
Garrett	26	\$305,000	234	15.4	28	68.0	52.5	8
Harford	219	\$230,000	103	5.6	331	103.0	122.3	122
Howard	270	\$365,162	83	3.4	425	124.4	102.3	108
Kent	21	\$180,000	177	12.5	28	130.2	106.9	12
Montgomery	836	\$397,450	75	2.7	1,310	113.7	84.9	421
Prince George's	705	\$224,900	64	2.2	1,119	97.5	114.8	1,113
Queen Anne's	52	\$235,000	120	12.1	86	132.0	129.4	44
St. Mary's	91	\$230,000	113	6.7	145	113.4	130.0	20
Somerset	24	\$65,200	n/a	10.3	26	n/a	223.5	68
Talbot	45	\$270,200	160	10.7	48	87.3	80.5	26
Washington	131	\$149,900	115	6.4	187	132.2	124.9	121
Wicomico	84	\$151,950	n/a	6.1	120	n/a	116.0	84
Worcester	146	\$210,500	n/a	12.9	213	n/a	95.9	35
MARYLAND	5,417	\$246,361	87	4.6	8,279	107.3	103.5	4,465

Sources: Maryland Association of Realtors, Realtytrac, and DHCD, Office of Research, Policy, and Legislative Affairs