



MARYLAND HOUSING BEAT

SINGLE FAMILY HOUSING

JUNE 2017

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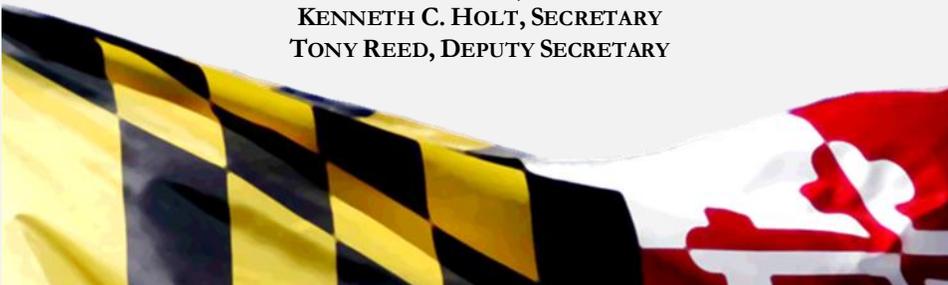


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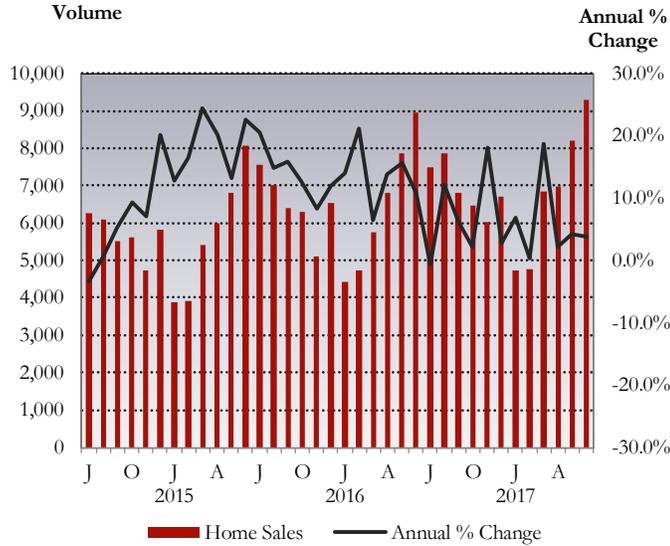
HOUSING STATISTICS

HOME SALES

Maryland Home Sales Jump in June

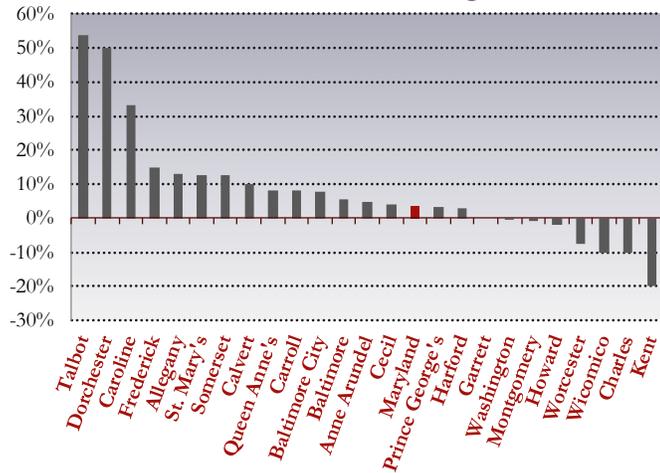
- Maryland sales of existing homes grew by 13.4% in June to 9,291 units, above last year's volume by 3.9%.
- Compared to June 2016, home sales increased in 16 of Maryland's jurisdictions.
- Nationally, home sales increased 8.1% to 601,000 units in June, above the last year's volume by 3.1%.

Maryland Home Sales



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

Home Sales in Local Jurisdictions – 2017 vs. 2016
Year-Over-Year % Change



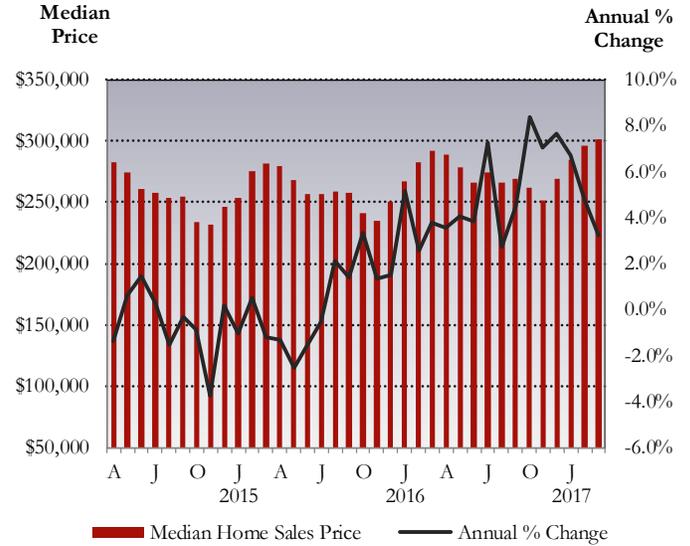
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

HOME PRICES

Median Home Sales Price Reaches \$300K

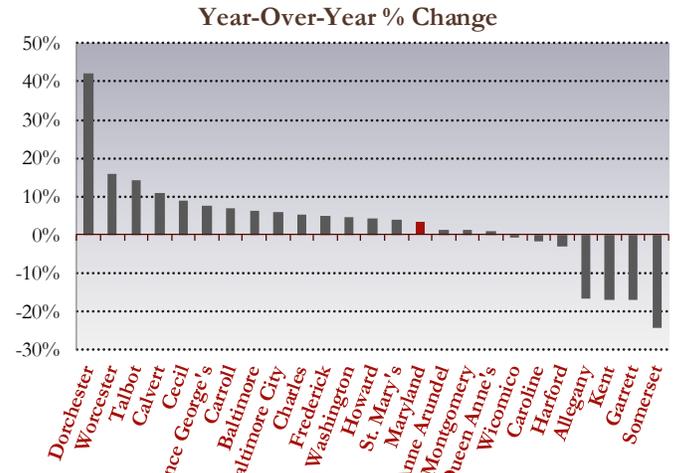
- Maryland's median home sales price grew 1.9% in June to \$301,345, a 3.2% increase from last year.
- Median home sales price increased in 17 Maryland jurisdictions and fell in the other seven.
- The national median home sales price grew by 4.3% to \$263,800 in June, up 6.3% from June 2016.

Maryland Median Home Sales Price



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

Median Home Sales Prices in Local Jurisdictions – 2017 vs. 2016
Year-Over-Year % Change



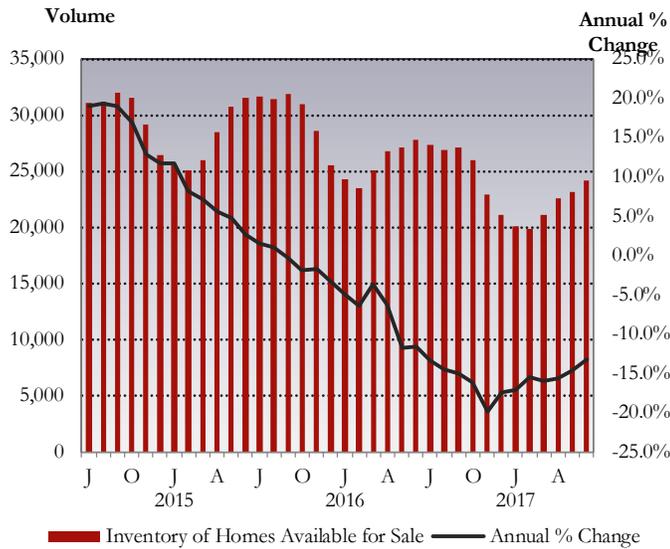
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

HOUSING INVENTORY

Inventory of Homes Available for Sale Growing, but Remain Below Last Year Levels

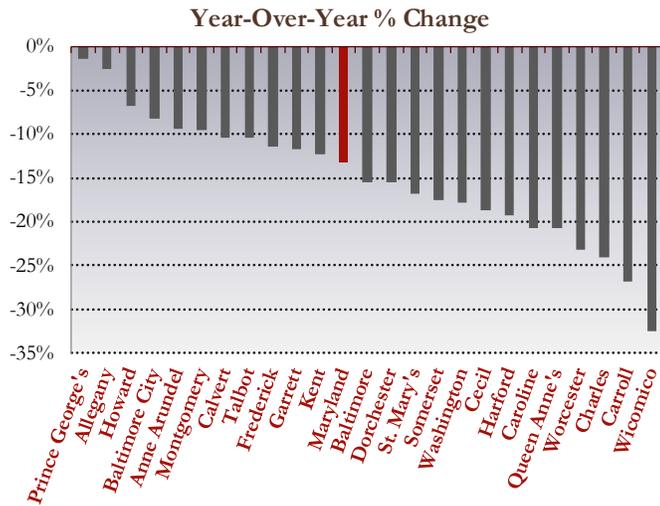
- Maryland's inventory of homes for sales increased 4.3% in June to 24,150 units.
- Annually, however, inventory of homes available for sale fell 13.2% in June from last year's volume, the 22nd consecutive month of year over year declines.
- Falling in all jurisdictions, inventory of homes for sale across the state decreased between 1.3% and 32.5% in June from last year's volume.
- Nationally, inventory of homes declined for the first month in 2017, down 0.5% from May to 1.96 million homes in June, 7.1% below 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 – 2017 vs. 2016



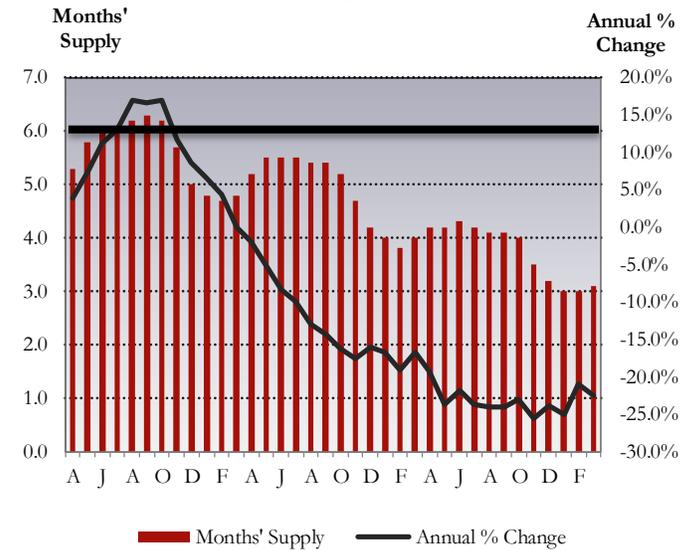
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

MONTHS' SUPPLY

Months' Supply of Existing Homes Continues to Rise

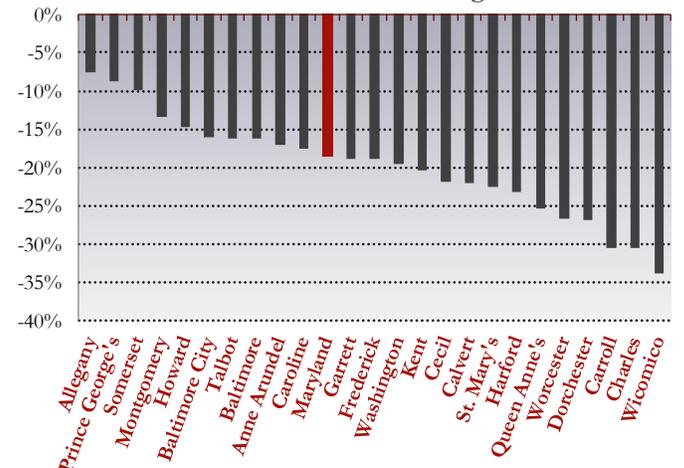
- The seasonally adjusted months' supply of homes available for sale represents the current sales rate of the inventory of existing homes for sale, and is an indicator of the balance between supply and demand for homes.
- Fewer than 6 months' supply is considered sellers' market, while greater than 6 months is a good buyers' market.
- Maryland months' supply continued to increase an additional 2.9% in June to 3.5 months, but still fell 18.6% lower than June 2016 supply.
- Compared to June 2016, months' supply fell in all local jurisdictions.
- Nationally, the months' supply increased 2.4% to 4.3 months in June, below June 2016 by 6.5%.

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 – 2017 vs. 2016



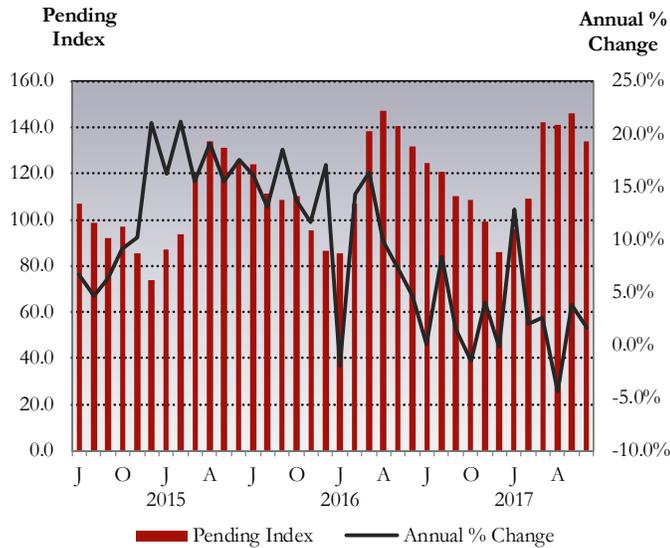
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

PENDING SALES INDEX

Pending Home Sales Index Drops Following Jump in May

- 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 8.4% in June to 133.8, inching up 1.7% from June 2016.
- The national PHSI grew 1.5% from May to 110.2, 0.3% above the June 2016 index.

Maryland Pending Home Sales Index



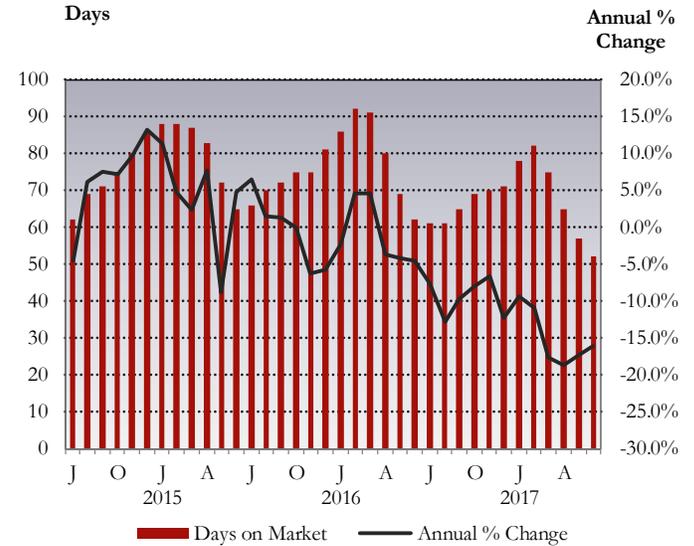
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

DAYS ON THE MARKET

Days on the Market Fell for the Fourth Consecutive Month

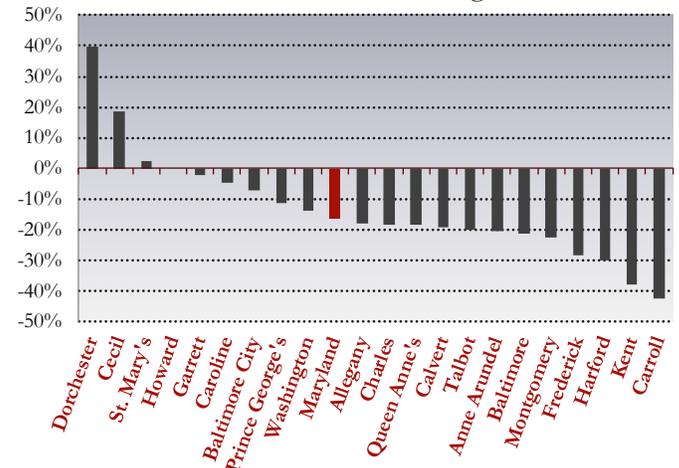
- Days on the market, reflects the number of days a home is listed before it is entered into "pending" sales status.
- Maryland's days on market fell five days in June to 52 days, down 10 days from June 2016, a 16.1% year-over-year reduction.
- Days on the market fell in 18 local jurisdictions from last year.*

Days on Market



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

Days on the Market in Local Jurisdictions – 2017 vs. 2016
Year-Over-Year % Change



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

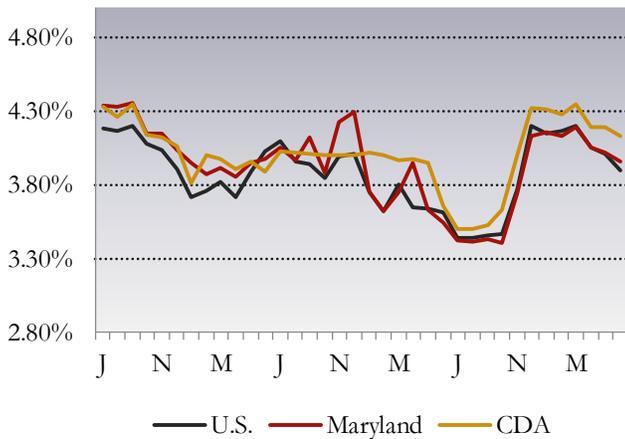
*Note: Market data not available for Somerset, Worcester, or Wicomico counties

MORTGAGE RATES

Local and National Average Effective 30-year Fixed Mortgage Rates Dip in June

- Freddie Mac's national average effective 30-year fixed mortgage rate fell from 4.01% in May to 3.90 % in June, above last year's rate by 29 basis points.
- Maryland's average effective 30-year fixed effective mortgage rate fell from 4.02% in May to 3.96 % in June, above last year's rate by 42 basis points.
- The effective 30-year fixed mortgage rate of the department's Community Development Administration (CDA) Maryland Mortgage Program fell by six basis points to 4.13 % in June, up by 47 basis points over June 2016 levels.
- In June, the CDA rate was 23 basis points above the Freddie Mac's effective national average rate and 17 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

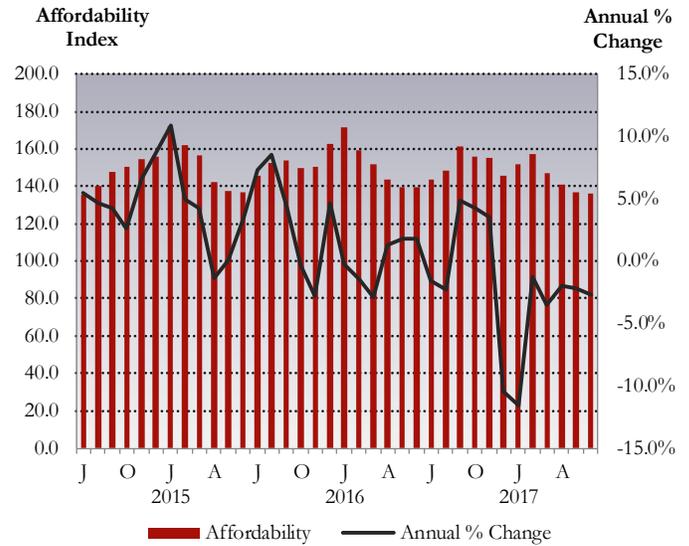
HOUSING AFFORDABILITY

Indices of Single Family Housing Affordability Fall in June

- 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 fell in June, in line with rising home sale prices.
- Affordability indices for repeat buyers and for first time home buyers in Maryland fell by 0.6% to 135.9 and 0.7% to 87.0, respectively, and were both down

from the corresponding June 2016 indexes by 2.7% and 2.6%, respectively.

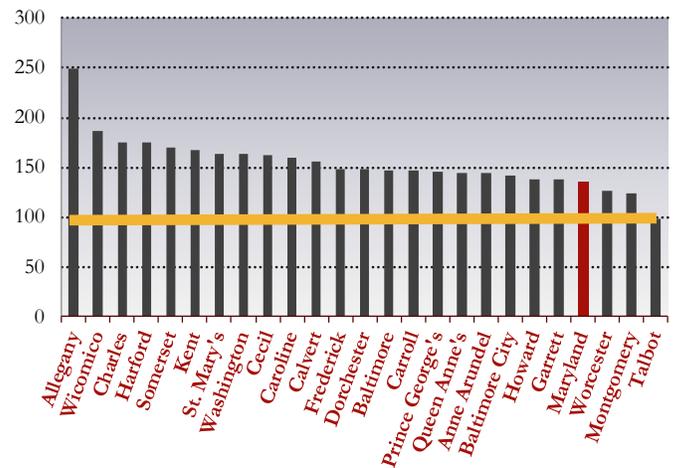
Housing Affordability Index for Repeat Homebuyers



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

- In June 2017, housing affordability for repeat buyers exceeded 100 in all Maryland jurisdictions, except Talbot County (HA Index = 98.4).
- The most affordable jurisdiction was Allegany, whose index was more than 83.1% greater than the state index

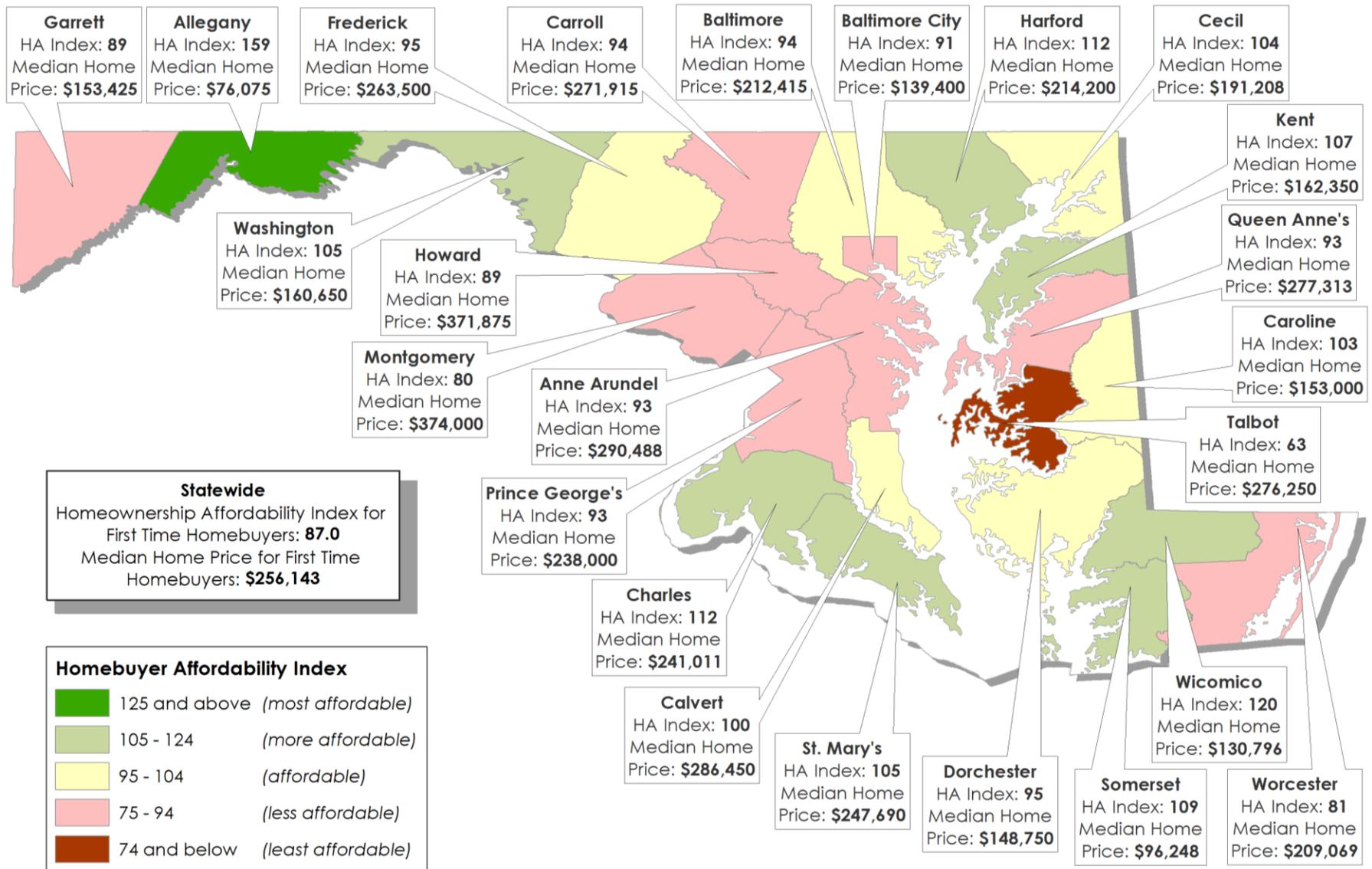
Affordability Indices for Repeat Buyers in Local Jurisdictions, June 2017



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

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

Affordability Indices for First Time Homebuyers in Local Jurisdictions, June 2017



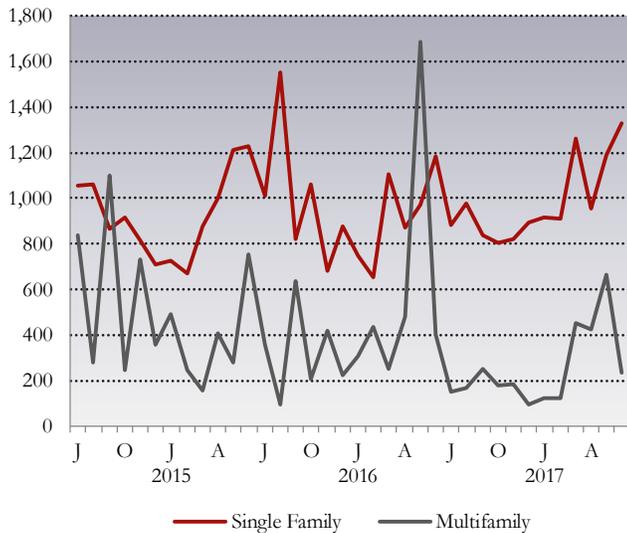
Source: DHCD, Housing and Economic Research Office, Maryland Association of Realtors, Economy.com

RESIDENTIAL CONSTRUCTION

Single Family Residential Building Permits Climb While Multifamily Permits Drop

- Residential building permits issued are a leading indicator of construction activity.
- Total Maryland building permit issuance fell following significant increases in March and May, dropping 15.7% from the previous quarter and 1.6% from last year's volume
 - Despite overall declines, single family permits were up 11.4% from the previous month, 12.0% above June 2016 levels.
 - Multifamily building permits fell following significant growth in the spring, down 64.2% from May and 41.2% below last year.

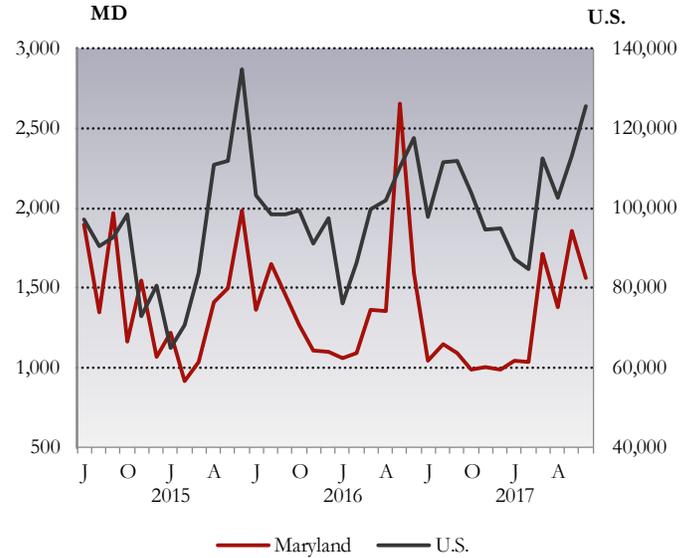
Monthly Volume of Maryland Single Family and Multifamily Building Permits



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

- Nationally, building permits continued to grow, increasing 11.0% from May and 6.6% from June 2016 levels.
 - Single family building permits grew 4.3% from May, up from last year by 8.9%.
 - Multifamily building permits increased 25.9% between May and June, reaching 2.6% above last year volume.

Volume of Residential Building Permits Issued



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

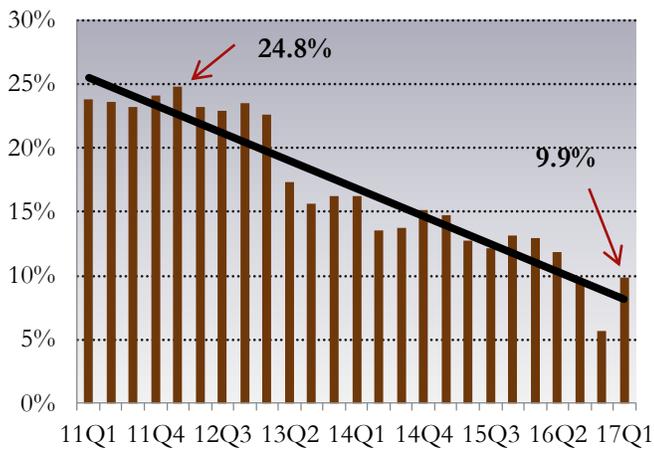
DISTRESSED PROPERTY STATISTICS

NEGATIVE EQUITY

Share of Maryland Homeowners with Mortgage Underwater Spike after Five Quarters of Decline

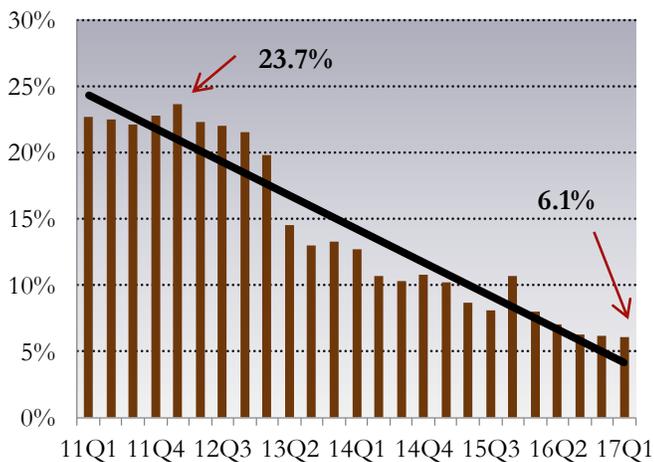
- Negative equity (underwater loan) occurs when the value of a residential property used to secure a loan is less than the outstanding balance on the loan.
- The Maryland negative equity rate (the share of homeowners with mortgages owing more than market value of their homes) jumped by 420 basis points in the first quarter of 2017 to 9.9%, 300 basis points lower than 2016:Q1.
- The national negative equity rate continued to decline, falling 10 basis points to 6.3%, 190 basis points below 2016:Q1 levels.

Share of Maryland Homeowners with Negative Equity



Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

Share of National Homeowners with Negative Equity



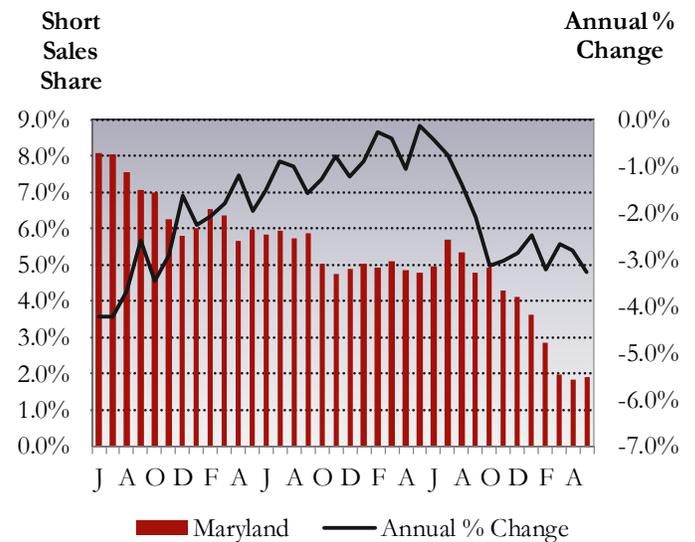
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

SHORT SALES

Maryland Short Sales Experience Continue to Fall in May

- 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 May 2017, 83 short sales were reported, down 19.4% from 103 short sales in the previous month. Short sales accounted for 1.6% of all home sales in Maryland in May 2017.
- Nationally, the short sales share was 0.9%, down four basis points from April 2017 and 197 basis points from June of the year prior.

Share of Maryland Home Sales That Were Short



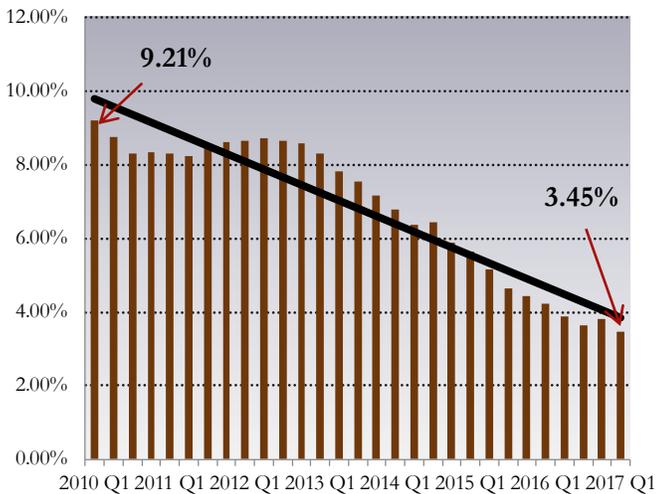
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

DELINQUENT MORTGAGES

Maryland's Seriously Delinquent Rate Resumes Decline after Jump at the End 2016

- 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 rate fell 36 basis points to 3.45% in 2017:Q1.
- The serious delinquency rate fell below 2016:Q3 levels, reaching the lowest rate since 2008:Q1.
- Nationally, the average rate of mortgages that are seriously delinquent similarly fell by 37 basis points to 2.76% in 2017:Q1, below the 2016:Q1 rate by 53 basis points.

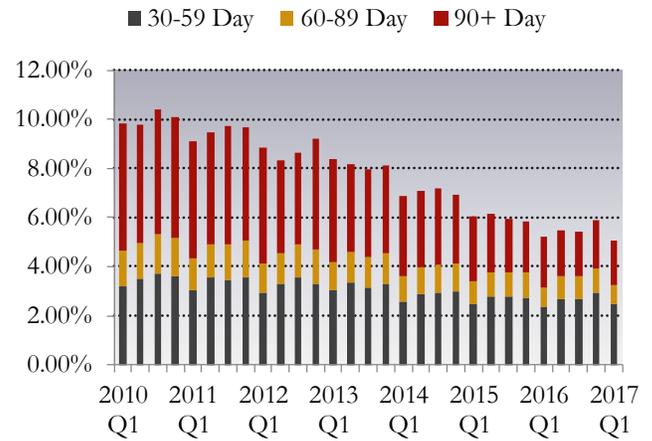
Maryland Seriously Delinquent Mortgage Rate



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 fell 65 basis points to 3.27% in 2017:Q1, above 2016:Q1 by 13 basis points.
- The Long Term Delinquency rate dropped to 1.98% down 18 basis points from the previous quarter, 27 basis points below the 2016:Q1 rate.
- The Foreclosure Starts Rate inched up two basis points from the previous quarter to 0.36%, down 52 basis points below 2016:Q1. The overall Foreclosure Rate reached 1.65%, down 18 basis points from 2016:Q1.

Maryland Short- and Long-Term Mortgage Delinquency Rates



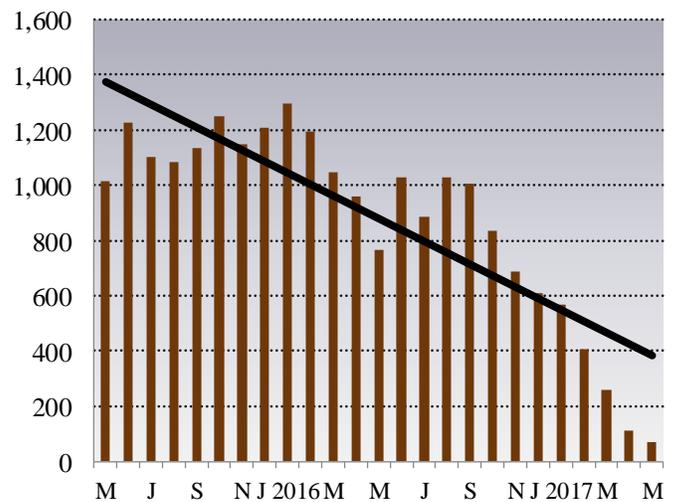
Source: Mortgage Bankers Association & Maryland DHCD Housing and Economic Research Office

COMPLETED FORECLOSURE SALES

Maryland Completed Foreclosure Sales Continue to Slow in May

- 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 fell in May 2017 by 37.3% to 69 units; this was 91.0% below May 2016 volume.
- Nationally, completed foreclosures fell 6.4% to 21,350 homes, 40.0% below last year's volume.

Completed Foreclosure in Maryland



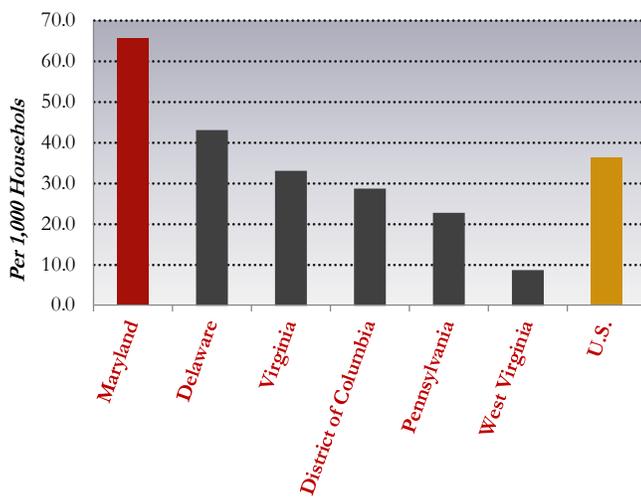
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

LOAN MODIFICATIONS

Maryland Leads the Region in Utilization of Loan Modification Programs

- The Home Affordable Modification Program (HAMP) is one of the largest programs within the Making Home Affordable initiative with the goal of assisting homeowners at risk of foreclosure. Through HAMP, participating loan servicers modify the mortgages of eligible homeowners who are struggling or are behind on payments.
- In the first quarter 2017, Maryland was ranked 4th highest nationally for HAMP modifications with a rate of 65.6 per 1,000 households compared with a national rate of 36.2.

HAMP Loan Modification Rate, 2017:Q1



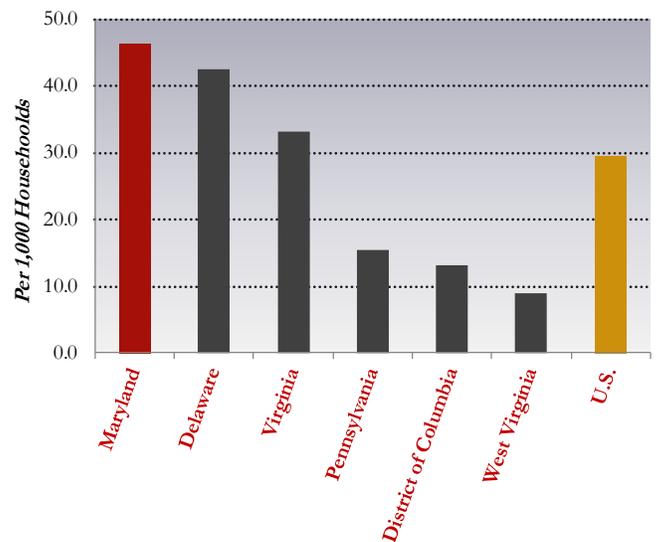
Source: U.S. Department of the Treasury & Maryland DHCD Housing and Economic Research Office

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 first quarter of 2017, Maryland ranked 11th highest nationally for HARP refinances with a rate of 46.4 per 1,000 households compared with a national rate of 29.6.
- Maryland's HARP refinance rate was 9.1% greater than Delaware's rate, the second leading state for HARP refinancing in the region.

HARP Refinances Rate, 2017:Q1



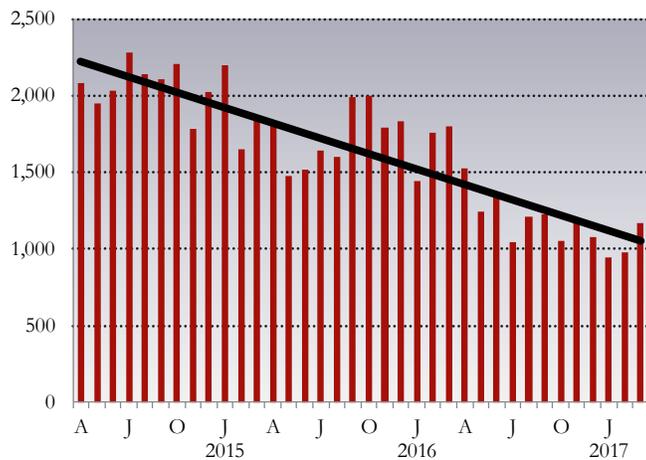
Source: Federal Housing Finance Agency & Maryland DHCD Housing and Economic Research Office

NEW FORECLOSURE FILINGS

New Maryland Foreclosure Filings Fall in June

- New foreclosure filings fell by 4.9% from the preceding month to 1,154 new filings in June 2017, following a 9.8% increase in filings from April to May 2017.
- From June 2016, new foreclosure filings fell by 15.1%.
- New foreclosure filings in June fell in sixteen local jurisdictions, compared with 2016 levels.
- New foreclosure filings increased by more than 30.0% in Queen Anne's, Garrett, and Allegany counties from 2016 levels.

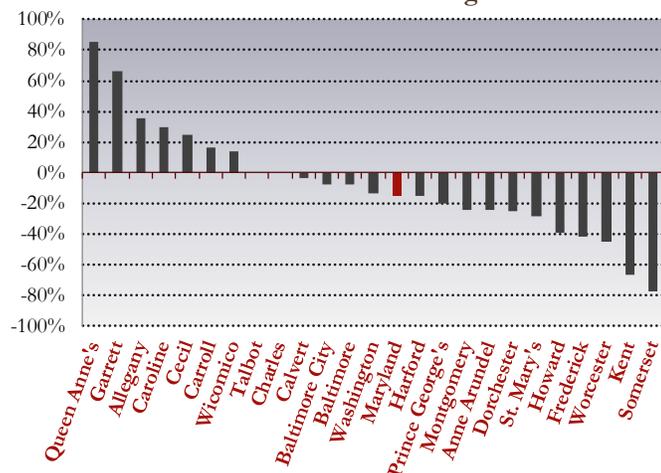
New Foreclosure Filings in Maryland



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

New Foreclosure Filings in Local Jurisdictions – 2017 vs. 2016

Year-Over-Year % Change



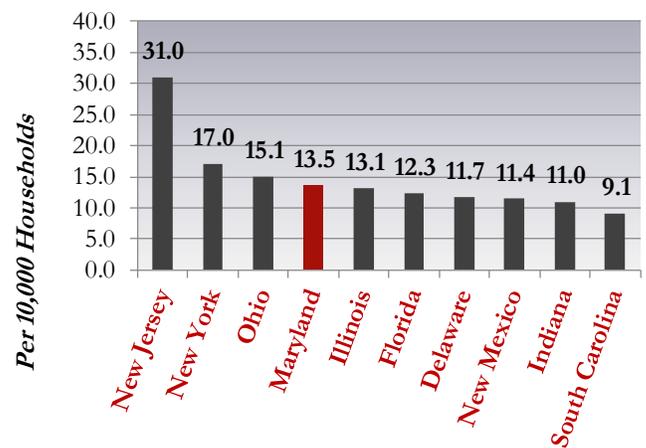
Source: Maryland Judiciary & Maryland DHCD Housing and Economic Research Office

VACANT "ZOMBIE" FORECLOSURE PROPERTIES

Maryland's Vacant/Zombie Properties Ranking Remains in Top 5 despite Falling Rate

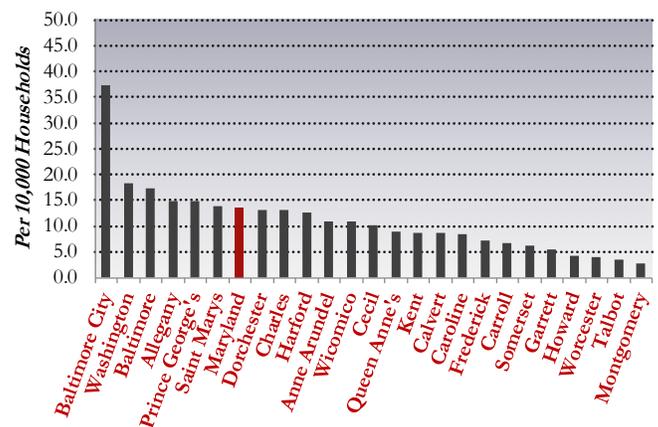
- Zombie Properties are the number of homes in foreclosure deemed vacant by mail returned to the U.S. Postal Service.
- In June 2017, Maryland was ranked 4th highest in the U.S. with a zombie rate of 13.5 per 10,000 households compared with a national rate of 7.6.
- Zombie properties in the U.S. totaled 101,044 properties accounting for 15.1% of the 668,264 properties in foreclosure. Maryland's 3,260 zombie properties accounted for 23.2% of the total Maryland properties in foreclosure.

Vacant/Zombie Foreclosure Rate, 2017:Q1



Source: RealtyTrac & Maryland DHCD Housing and Economic Research Office

Vacant/Zombie Foreclosure Rate in Local Jurisdictions, 2017:Q1



Source: RealtyTrac & Maryland DHCD Housing and Economic Research Office

MARYLAND HOUSING MARKET FACT SHEET

JUNE 2017

Indicator	Current Period ¹	Previous Period	Year Ago	% Change from		Source
				Last Period	Last Year	
Mortgage Rates (30-Year Fixed)						
Freddie Mac	3.90%	4.01%	3.61%	-0.11%	0.29%	Freddie Mac
Maryland	3.96%	4.02%	3.54%	-0.06%	0.42%	DHCD
Community Development Administration	4.13%	4.19%	3.66%	-0.06%	0.47%	DHCD
Home Sales						
Existing	9,291	8,194	8,944	13.4%	3.9%	MD Association of Realtors
New (1)	0	160	824	-100.0%	-100.0%	First American CoreLogic
Pending Units	9,257	10,100	9,109	-8.3%	1.6%	MRIS
Pending Home Sales Index (2)	133.8	146.0	131.6	-8.4%	1.7%	DHCD
Housing Supply						
Housing Inventory	24,150	23,162	27,831	4.3%	-13.2%	MD Association of Realtors
Months' Supply	3.5	3.4	4.3	2.9%	-18.6%	DHCD
Days on the Market	52	57	62	-8.8%	-16.1%	MRIS, DHCD
Median Home Sales Price	\$301,345	\$295,694	\$291,893	1.9%	3.2%	MD Association of Realtors
Housing Affordability Index						
Repeat Buyer	135.9	136.7	139.6	-0.6%	-2.7%	DHCD
First-Time Buyer	87.0	87.6	89.3	-0.7%	-2.6%	DHCD
Housing Construction						
Housing Permits	1,565	1,856	1,590	-15.7%	-1.6%	Census
Housing Completions	1,312	2,503	1,602	-47.6%	-18.1%	DHCD
Property Foreclosures						
Total	2,865	2,395	3,705	19.6%	-22.7%	RealtyTrac
Notices of Default	1,133	1,027	1,138	10.3%	-0.4%	RealtyTrac
Notices of Sales	808	735	1,252	9.9%	-35.5%	RealtyTrac
Lender Purchases	924	633	1,315	46.0%	-29.7%	RealtyTrac
Mortgage Delinquency/Foreclosure Rate (3)						
Overall	5.08%	5.90%	5.23%	-0.82%	-0.15%	Mortgage Bankers Association
Short-term	3.27%	3.92%	3.14%	-0.65%	0.13%	Mortgage Bankers Association
30-59 Days	2.46%	2.91%	2.34%	-0.45%	0.12%	Mortgage Bankers Association
60-89 Days	0.81%	1.01%	0.80%	-0.20%	0.01%	Mortgage Bankers Association
Long-term (90+ Days)	1.80%	1.98%	2.07%	-0.18%	-0.27%	Mortgage Bankers Association
Foreclosure Rate	1.65%	1.83%	2.17%	-0.18%	-0.52%	Mortgage Bankers Association
Serious Delinquencies	3.45%	3.81%	4.24%	-0.36%	-0.79%	Mortgage Bankers Association
Short Sales Share (1)	1.64%	1.98%	4.90%	-0.34%	-3.26%	First American CoreLogic
Negative Equity Share (4)	9.90%	5.70%	12.90%	4.20%	-3.00%	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 May 2017
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 first quarter of 2017.
4. Share of residential properties with mortgages that exceed home values. Data represent first quarter 2017.

LOCAL HOUSING MARKET FACT SHEET

JUNE 2017

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	70	\$89,500	484	9.7	61	127.3	176	248.9	23	45
Anne Arundel	1,056	\$341,750	2,579	3.4	937	134.9	50	144.4	87	239
Baltimore	1,215	\$249,900	2,689	3.1	1,144	131.7	52	147.5	162	609
Baltimore City	985	\$164,000	3,027	4.2	1,001	132.7	64	141.5	186	1059
Calvert	185	\$337,000	651	4.6	197	90.4	85	156.2	26	29
Caroline	40	\$180,000	207	6.6	47	153.7	121	160.1	13	11
Carroll	302	\$319,900	659	3.2	266	127.3	38	146.6	28	37
Cecil	148	\$224,950	557	5.0	175	210.8	109	162.1	25	43
Charles	270	\$283,542	696	3.2	338	172.3	53	175.5	54	74
Dorchester	57	\$175,000	284	7.1	36	108.0	176	147.8	6	23
Frederick	531	\$310,000	1,080	3.0	462	143.0	43	148.3	29	67
Garrett	40	\$180,500	458	11.6	51	134.2	228	138.3	5	12
Harford	427	\$252,000	1,048	3.3	415	150.5	47	175.4	44	123
Howard	524	\$437,500	1,095	2.9	550	148.0	40	138.4	31	48
Kent	28	\$191,000	279	9.8	47	219.5	163	167.2	2	9
Montgomery	1,519	\$440,000	2,760	2.6	1,324	99.8	34	124.1	85	102
Prince George's	1,004	\$280,000	1,754	2.1	1,250	106.7	39	145.7	251	484
Queen Anne's	104	\$326,250	427	5.6	115	167.1	119	144.7	13	18
Somerset	18	\$113,233	174	11.8	22	0.0	n/a	170.6	2	16
St. Mary's	176	\$291,400	631	4.8	159	150.1	88	164.0	15	26
Talbot	83	\$325,000	505	8.8	75	138.0	104	98.4	7	7
Washington	205	\$189,000	640	4.1	234	188.1	80	163.4	32	112
Wicomico	106	\$153,878	358	4.1	118	0.0	n/a	186.6	16	44
Worcester	198	\$245,964	1,108	6.6	233	0.0	n/a	126.8	12	22
Maryland	9,291	\$301,345	24,150	3.5	9,257	133.8	52	135.9	1,154	3,260

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

LOCAL HOUSING MARKET FACT SHEET

JUNE 2017 VS. JUNE 2016

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	12.9%	-16.7%	-2.6%	-7.6%	-20.8%	-17.8%	22.2%	35.3%
Anne Arundel	4.7%	1.4%	-9.4%	-17.1%	-6.9%	-20.6%	0.8%	-24.3%
Baltimore	5.6%	6.3%	-15.4%	-16.2%	1.5%	-21.2%	-6.5%	-7.9%
Baltimore City	7.8%	5.8%	-8.2%	-16.0%	7.8%	-7.2%	-3.1%	-8.0%
Calvert	10.1%	11.1%	-10.5%	-22.0%	0.5%	-19.0%	-9.6%	-3.7%
Caroline	33.3%	-1.8%	-20.7%	-17.5%	11.9%	-4.7%	-14.9%	30.0%
Carroll	8.2%	7.0%	-26.9%	-30.4%	-7.0%	-42.4%	-7.2%	16.7%
Cecil	4.2%	9.1%	-18.7%	-21.9%	19.9%	18.5%	-9.4%	25.0%
Charles	-10.3%	5.3%	-24.0%	-30.4%	9.4%	-18.5%	-9.9%	0.0%
Dorchester	50.0%	42.3%	-15.5%	-26.8%	-36.8%	39.7%	-31.2%	-25.0%
Frederick	14.9%	5.1%	-11.4%	-18.9%	3.4%	-28.3%	-7.6%	-42.0%
Garrett	0.0%	-17.1%	-11.8%	-18.9%	18.6%	-2.1%	17.7%	66.7%
Harford	2.9%	-3.0%	-19.3%	-23.3%	4.3%	-29.9%	1.4%	-15.4%
Howard	-2.1%	4.2%	-6.8%	-14.7%	7.0%	0.0%	-2.7%	-39.2%
Kent	-20.0%	-17.0%	-12.3%	-20.3%	42.4%	-37.8%	25.1%	-66.7%
Montgomery	-0.8%	1.1%	-9.5%	-13.3%	-4.2%	-22.7%	0.0%	-24.1%
Prince George's	3.4%	7.7%	-1.3%	-8.7%	-2.2%	-11.4%	-8.2%	-20.3%
Queen Anne's	8.3%	0.9%	-20.8%	-25.3%	12.7%	-18.5%	-3.8%	85.7%
Somerset	12.5%	-24.5%	-17.5%	-9.9%	0.0%	n/a	9.8%	-77.8%
St. Mary's	12.8%	4.1%	-16.8%	-22.6%	-9.1%	2.3%	-4.0%	-28.6%
Talbot	53.7%	14.1%	-10.5%	-16.2%	19.0%	-20.0%	-19.4%	0.0%
Washington	-0.5%	4.7%	-17.8%	-19.6%	18.8%	-14.0%	-1.5%	-13.5%
Wicomico	-10.2%	-0.7%	-32.5%	-33.9%	15.7%	n/a	2.6%	14.3%
Worcester	-7.5%	15.9%	-23.3%	-26.7%	30.9%	n/a	-16.6%	-45.5%
Maryland	3.9%	3.2%	-13.2%	-18.6%	1.6%	-16.1%	-2.7%	-15.1%

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