



MARYLAND HOUSING BEAT

SINGLE FAMILY HOUSING

JUNE 2019

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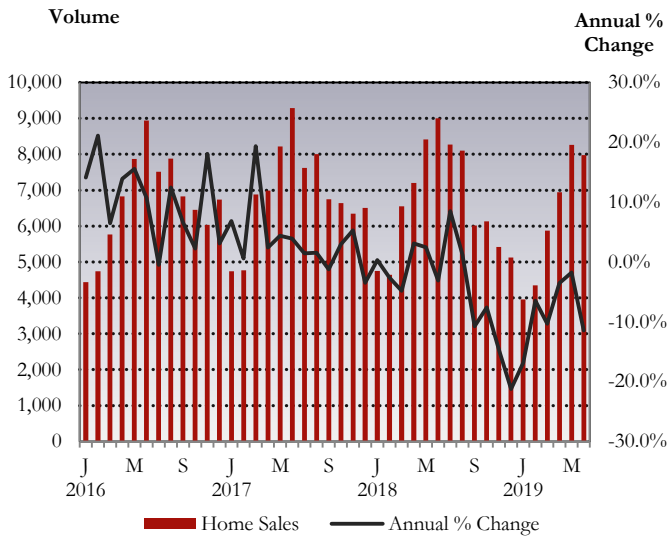
HOUSING STATISTICS

HOME SALES

Maryland Home Sales Fall Statewide in All but Four Jurisdictions

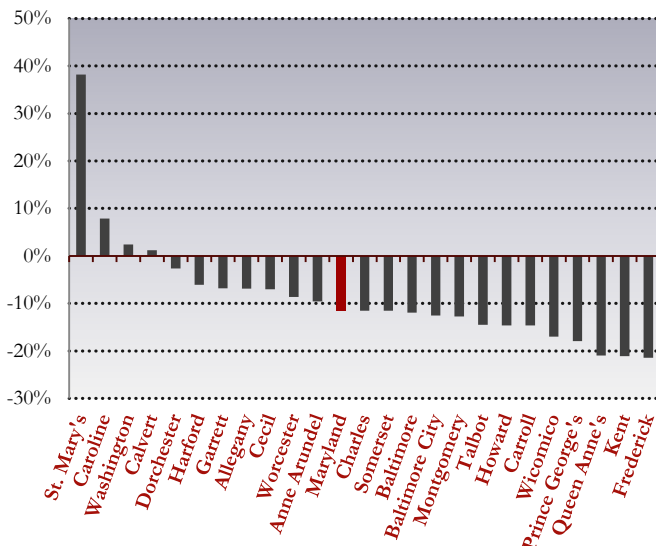
- Existing home sales in Maryland were 7,973 units in June, an increase of 35.7% since last quarter but a decrease of 11.4% since June 2018.
- Compared to last June, home sales decreased in 20 of Maryland's 24 jurisdictions but increased in Calvert, Caroline, St. Mary's, and Washington.
- Nationally, home sales increased 32.0% to 528,000 units in June, a decrease from last year's volume by 7.4%.

Maryland Home Sales



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

Home Sales in Local Jurisdictions – 2019 vs. 2018
Year-Over-Year % Change



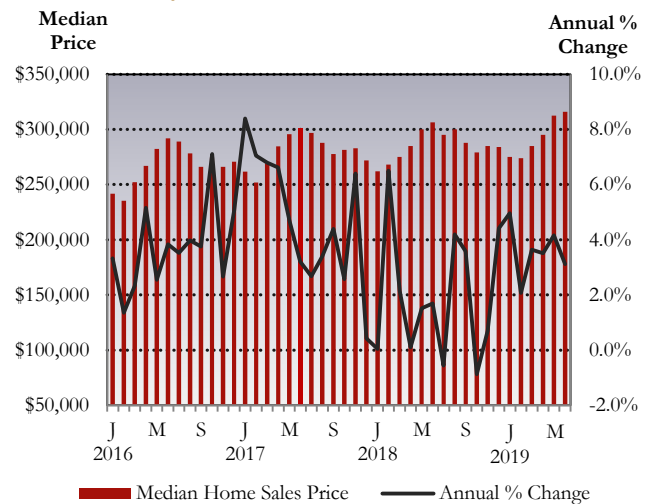
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

HOME PRICES

Median Home Sales Price Rises from June 2018

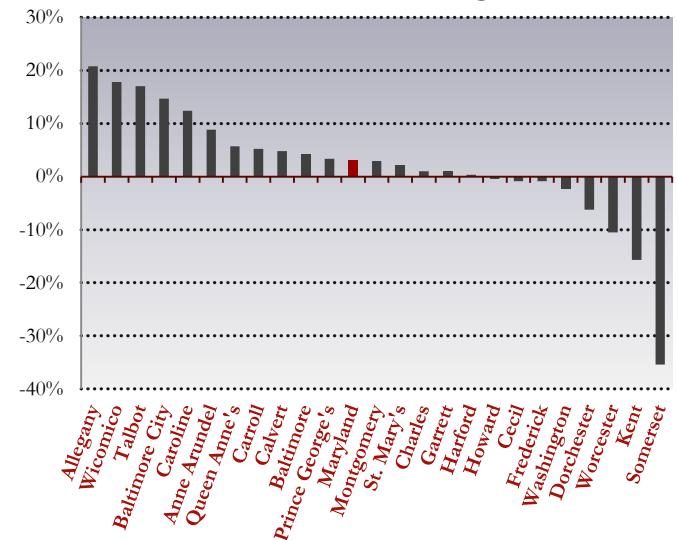
- Maryland's median home sales price increased 10.9% in June to \$316,000 and was 3.1% higher than at the same time last year.
- The median home sales price rose in 16 Maryland jurisdictions since last year and fell in the other eight. Those with increases were Allegany, Talbot, and Wicomico while the largest declines were in Kent, Somerset, and Worcester.
- The national median home sales price rose by 9.9% to \$285,300, up 4.2% from June 2018.

Maryland Median Home Sales Price



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

Median Home Sales Prices in Local Jurisdictions – 2019 vs. 2018
Year-Over-Year % Change

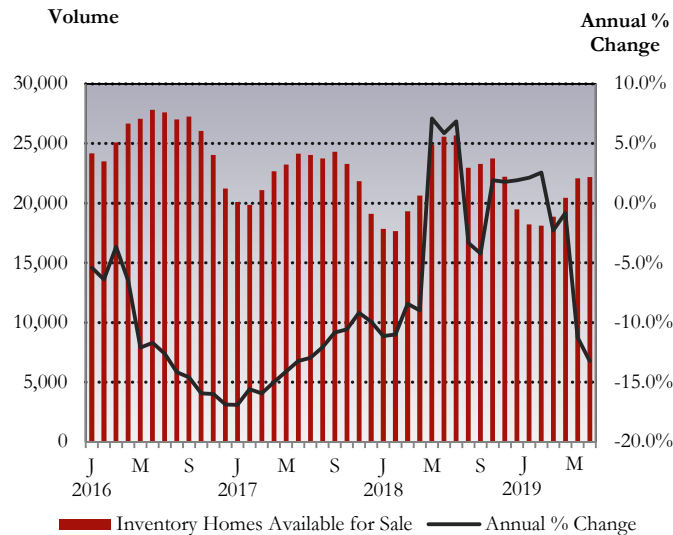


Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Inventory of Homes Available for Sale Rises for Sixth Consecutive Month

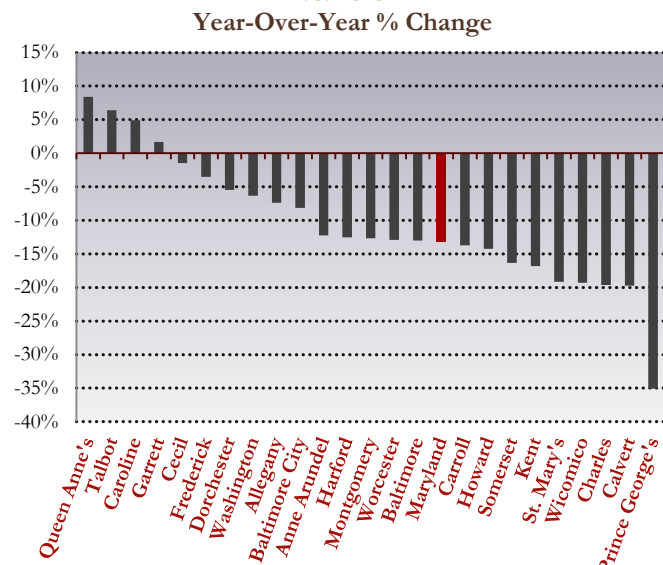
- Maryland’s inventory of homes for sale increased 17.6% in June to 22,189 units; however, this is a decrease of 13.2% from the same time last year.
- Inventory rose in four jurisdictions and fell in the other 20 since last year. Queen Anne’s and Talbot had the largest increases in inventory while Prince George’s and Calvert had the largest decreases.
- Nationally, the inventory of homes rose for the sixth consecutive month, up 15.0% from March but down 0.5% from last June.

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 – 2019 vs. 2018

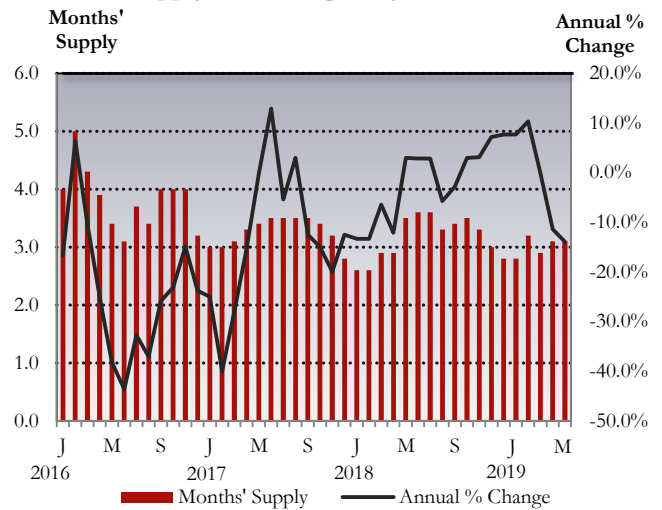


Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

Months’ Supply Decreases from March and from Last Year’s Supply

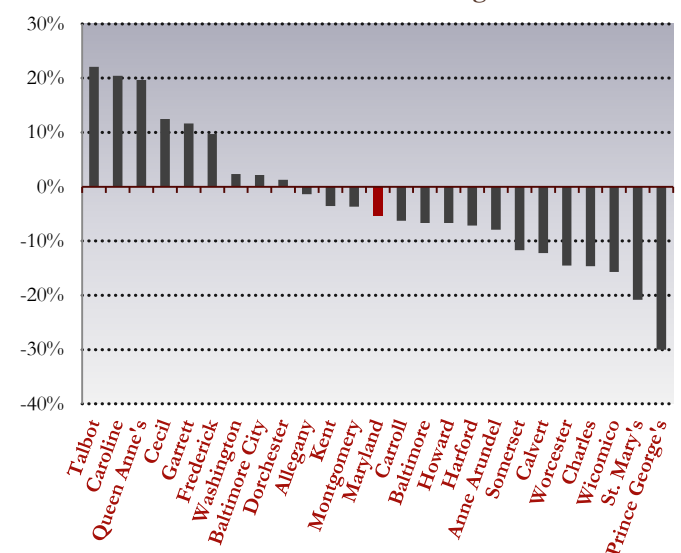
- The seasonally adjusted months’ supply of homes available for sale represents the current sales rate of the inventory of existing homes for sale and is an indicator of the balance between supply and demand for homes.
- Fewer than six months’ supply is considered a sellers’ market while greater than six months is a buyers’ market.
- Maryland months’ supply increased 20.7% in June to 3.5 months but fell 5.4% from June 2018. Months’ supply rose in nine jurisdictions and fell in the other 15.
- Nationally, the months’ supply increased by 15.8% to 4.4 months, also an increase of 2.3% since last June.

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 2019 vs. 2018



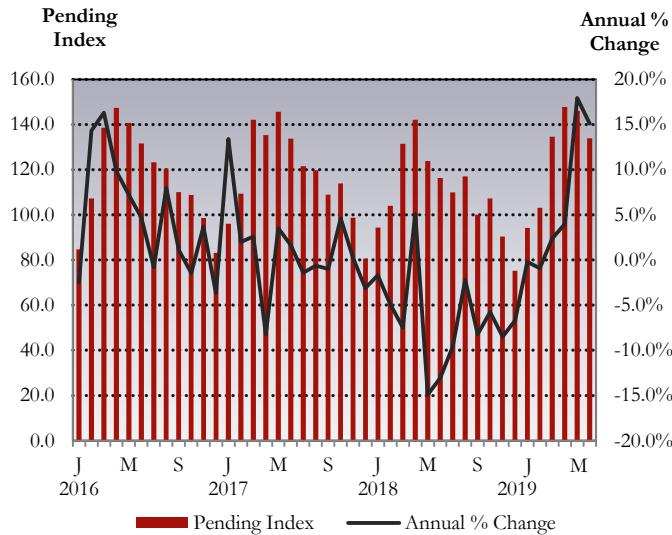
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

PENDING SALES INDEX

Pending Home Sales Index Starts to Decrease but Remains Higher than Last Year's Index

- 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 decreased by 0.6% in June to 133.8 but increased by 15.0% from last year.
- The national PHSI is up 2.3% in June to 108.3, a 1.6% increase since June 2018.

Maryland Pending Home Sales Index



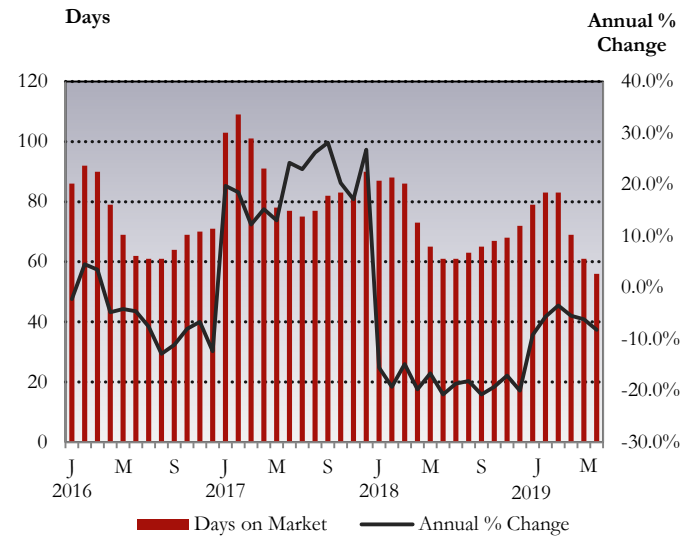
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

DAYS ON THE MARKET

Days on the Market Experiences Decrease in June and Down from Last Year

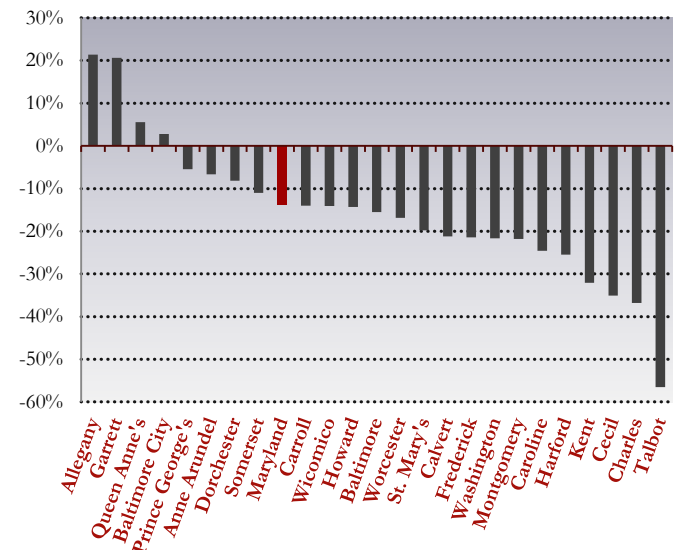
- Days on the market reflects the number of days a home is listed before it is entered into "pending" sales status.
- Maryland's days on market decreased 27 days in June to 56 days, also down nine days from June 2018, a 13.8% year-over-year reduction.
- Days on the market rose in four jurisdictions and dropped in the other 20.
- Nationally, days on the market mirrored that of the Maryland market with 56 days in June.

Days on Market



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

Days on the Market in Local Jurisdictions – 2019 vs. 2018 Year-Over-Year % Change



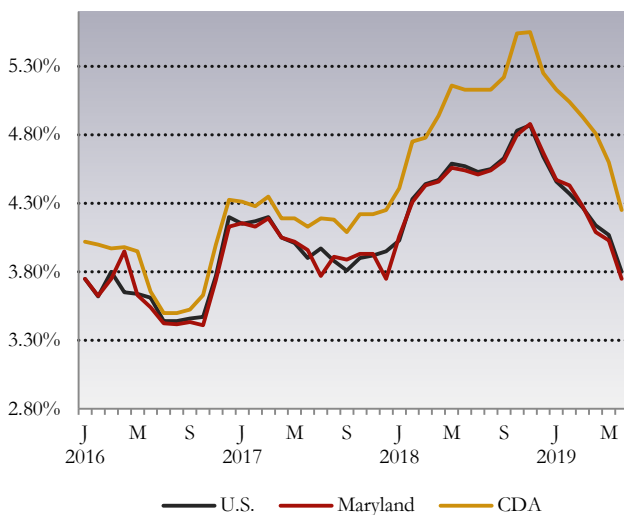
Source: Maryland Association of Realtors & Maryland DHCD Housing and Economic Research Office

MORTGAGE RATES

Local, National, and CDA Average Effective 30-year Fixed Mortgage Rates All Experience a Continued Decrease

- Freddie Mac's national average effective 30-year fixed mortgage rate decreased 47 basis points to 3.80% in June, lower than last year's rate by 77 basis points.
- Maryland's average effective 30-year fixed mortgage rate fell 53 basis points to 3.75% in June, lower than last year's rate by 79 basis points.
- The effective 30-year fixed mortgage rate of the department's Community Development Administration (CDA) Maryland Mortgage Program decreased by 68 basis points to 4.25% in June, also a decrease of 88 basis points since last year.
- In June, the CDA rate was 45 basis points above the Freddie Mac's effective national average rate and 50 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

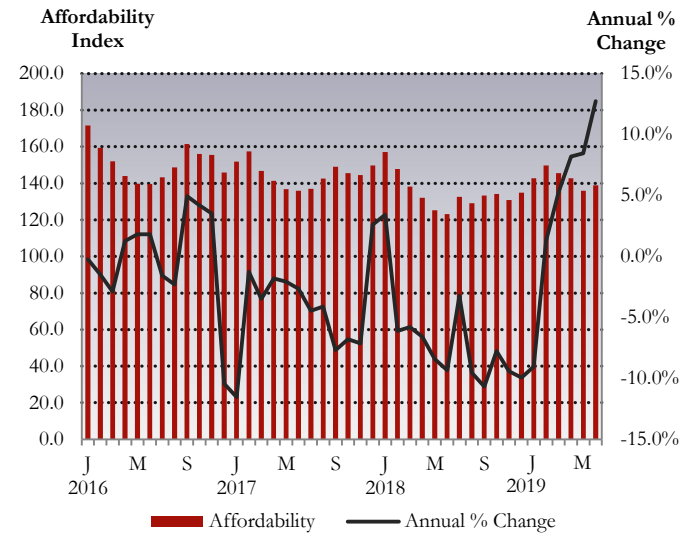
HOUSING AFFORDABILITY

Affordability Indices for Repeat Buyers Above 100 in 23 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 dropped slightly in June.

- Affordability indices for repeat buyers and for first-time homebuyers in Maryland fell by 4.5% and 4.7% to 138.9 and 88.9, respectively, but both were up from last year's indices by 12.7% and 12.4%, respectively.

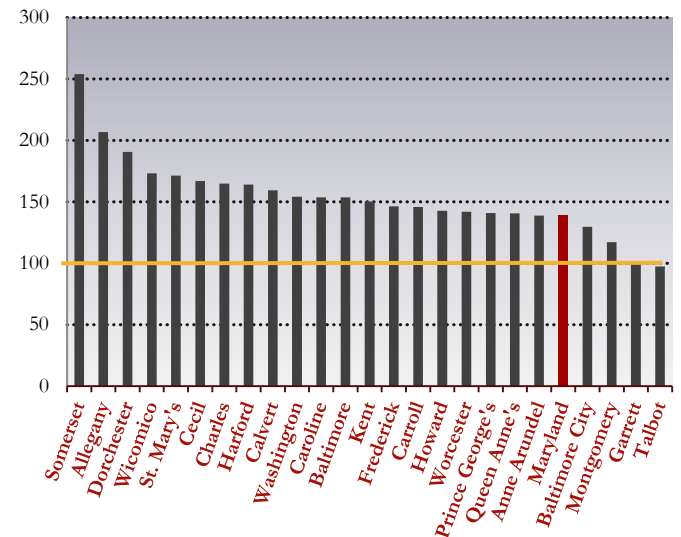
Housing Affordability Index for Repeat Homebuyers



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

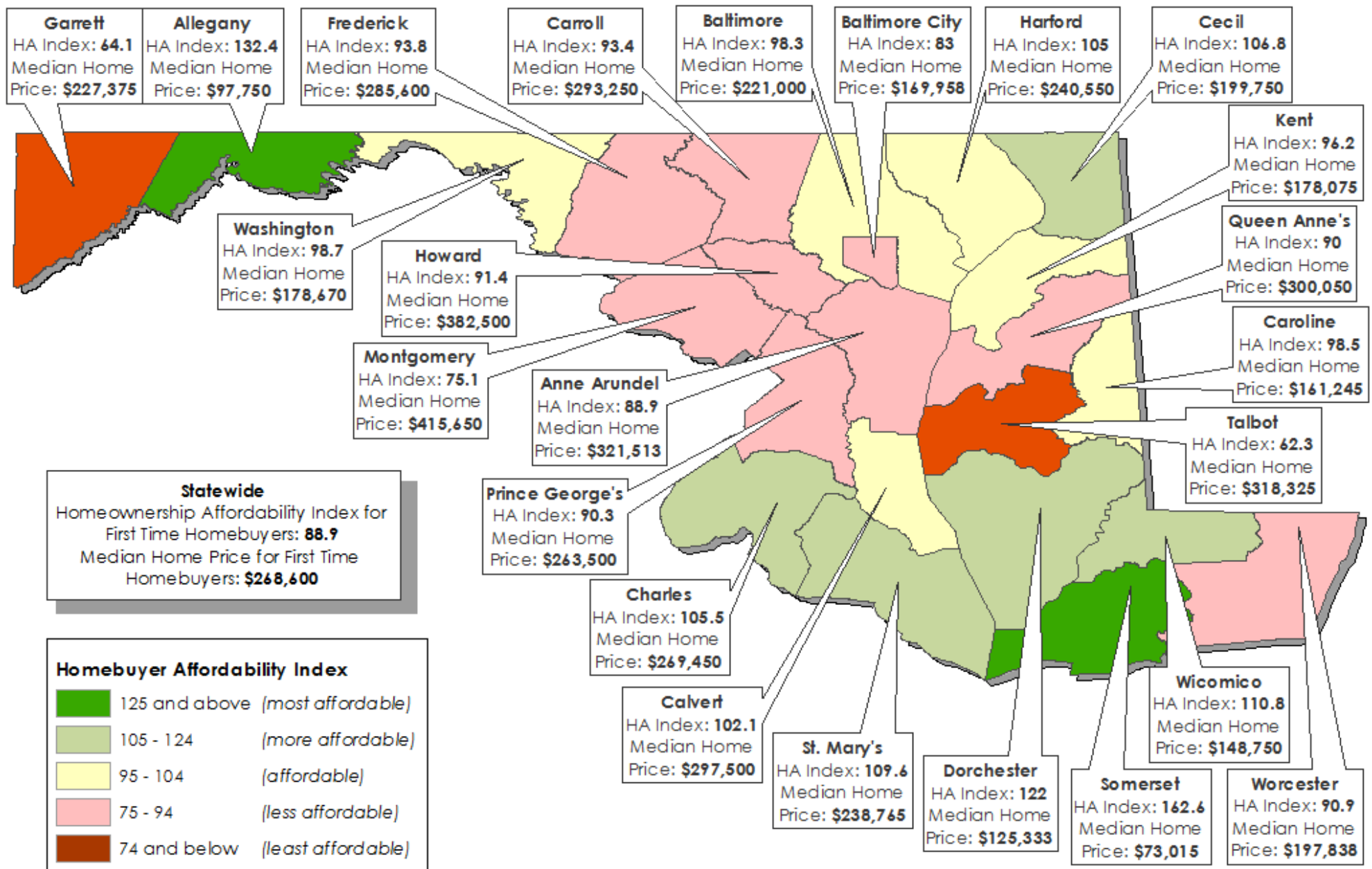
- Housing affordability indices exceeded 100 in all Maryland jurisdictions except Talbot.
- The most affordable jurisdiction was Somerset, which had an affordability index of 254, 82.9% greater than the state index.

Affordability Indices for Repeat Buyers in Local Jurisdictions, June 2019



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

Affordability Indices for First Time Homebuyers in Local Jurisdictions, June 2019



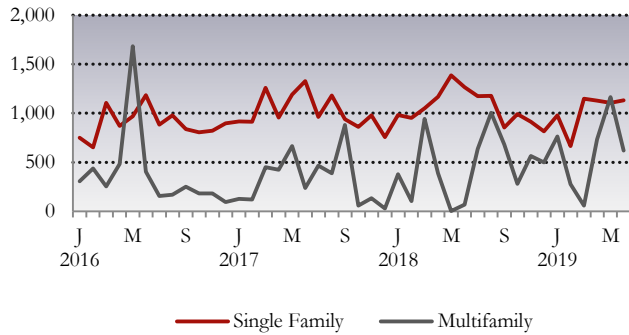
Source: DHCD, Housing and Economic Research Office, Maryland Association of Realtors, Economy.com

RESIDENTIAL CONSTRUCTION

Residential Building Permits Continue to Fluctuate from Month to Month

- Residential building permits issued are a leading indicator of future construction activity.
- Total Maryland building permit issuance rose from March by 45.4% and last year by 31.3%.
 - Single family permits have decreased by 1.5% since March and 10.7% since last year.
 - Multifamily building permits increased to 621 in June 2019 and significantly from last year's levels.

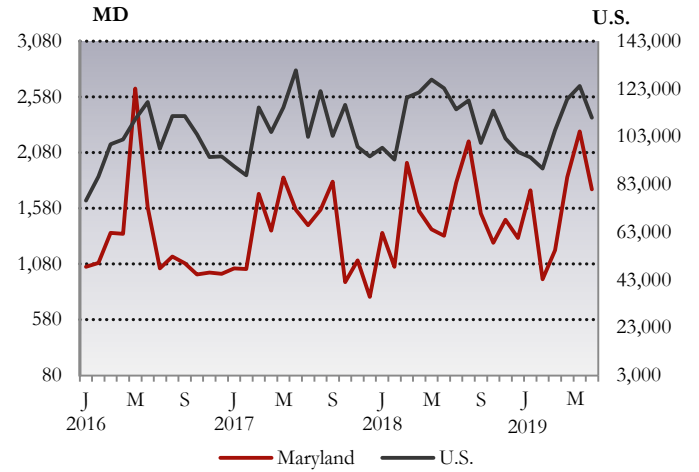
Monthly Volume of Maryland Single Family and Multifamily Building Permits



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

- Nationally, building permits increased 5.0% from March but fell 10.0% from June 2018 levels.
 - Single family building permits increased 8.8% in June but were down from last year by 8.2%.
 - Multifamily building permits decreased 2.2% between March and June and were down 13.5% from last year.

Volume of Residential Building Permits Issued



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

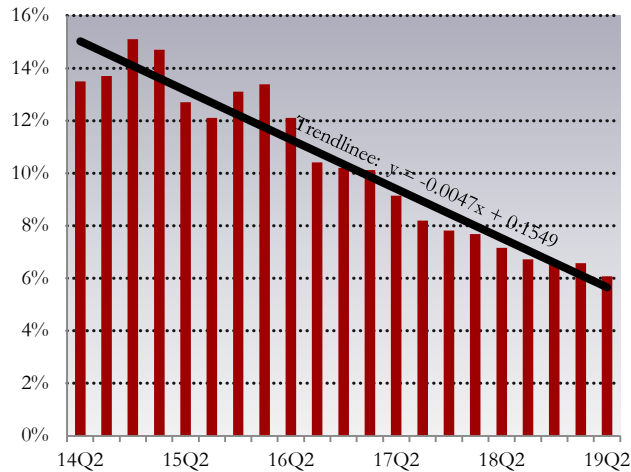
DISTRESSED PROPERTY STATISTICS

NEGATIVE EQUITY

Share of Maryland Homeowners with Mortgage Underwater Continues to Decrease for 13th Consecutive Quarter

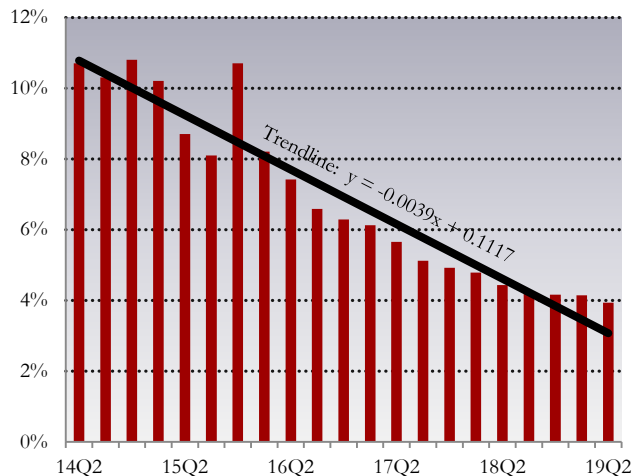
- Negative equity (underwater loan) occurs when the value of a residential property used to secure a loan is less than the outstanding balance on the loan.
- The Maryland negative equity rate (the share of homeowners with mortgages owing more than market value of their homes) decreased in the second quarter to 6.1%, down from 6.6% in the first quarter.
- The national negative equity rate also decreased from the first quarter—4.1% to 3.9%—and fell from last year when it was 4.4%.

Share of Maryland Homeowners with Negative Equity



Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

Share of National Homeowners with Negative Equity



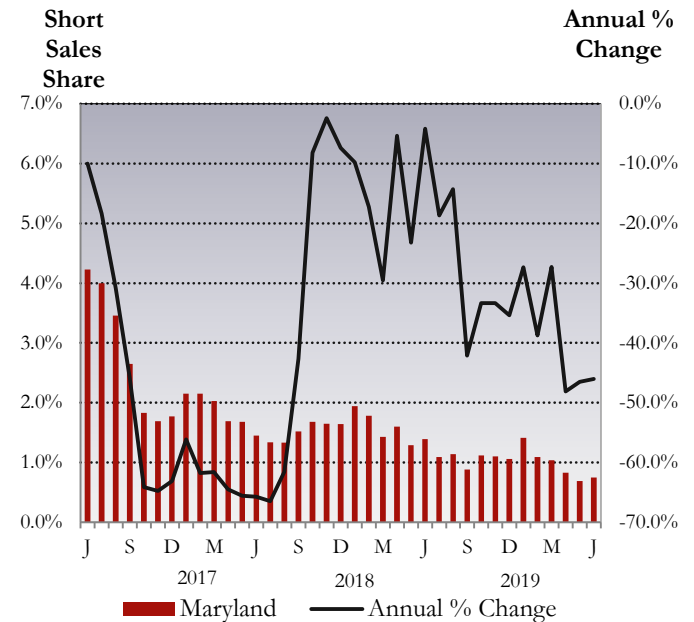
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

SHORT SALES

Share of Maryland Short Sales Remains Under 1% of All Sales in June

- 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, 75 short sales were reported, down 23.5% from 98 short sales in March. Compared with June 2018, short sales were down 58.8% from 166 last year. Short sales accounted for 0.7% of all home sales in Maryland in June.
- Nationally, the short sales share was 0.6%, virtually unchanged from 0.7% in March and 0.7% last year.

Share of Maryland Home Sales That Were Short



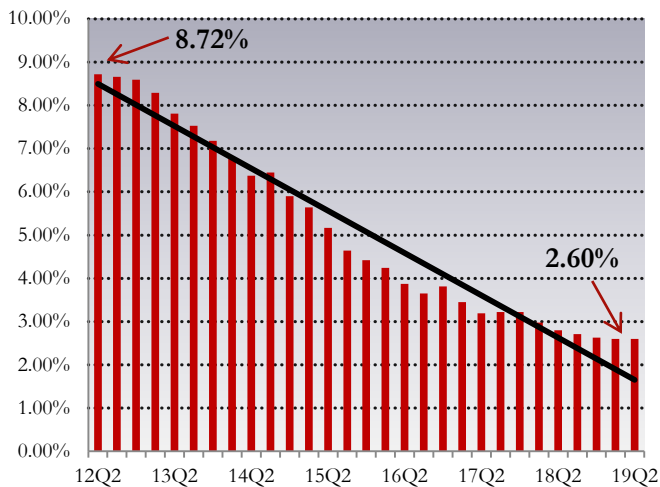
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

DELINQUENT MORTGAGES

Maryland's Serious Delinquency Rate Remains Steady after Declining Quarterly for Over a Year

- 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 remained steady at 2.60% in the second quarter.
- Nationally, the average rate of seriously delinquent mortgages decreased slightly to 1.95%, 35 basis points below the second quarter last year.

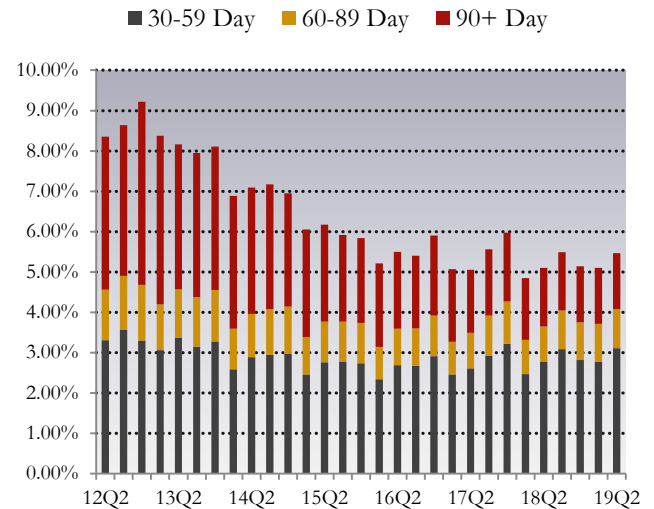
Maryland Seriously Delinquent Mortgage



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 or more are considered long-term delinquent.
- The short-term delinquency rate increased to 4.08% in the second quarter, 37 basis points higher than the first quarter and 43 basis points higher than last year.
- The long-term delinquency rate remained unchanged at 1.39%, only six basis points below last year's rate.
- The foreclosure starts rate rose three basis points from the previous quarter to 0.34%, the same rate it was at this point last year. The overall foreclosure rate remained unchanged from last quarter at 1.21%, 14 basis points lower than the second quarter last year.

Maryland Short- and Long-Term Mortgage Delinquency Rates



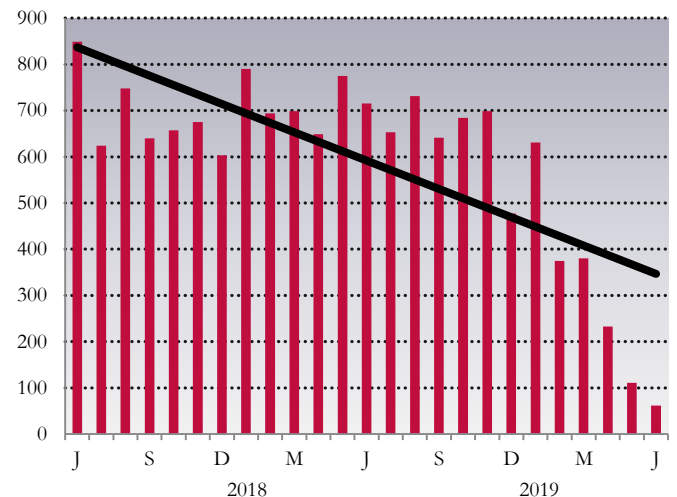
Source: Mortgage Bankers Association & Maryland DHCD Housing and Economic Research Office

COMPLETED FORECLOSURE SALES

Maryland Completed Foreclosure Sales Continue to Fall Year-Over-Year since December 2018

- 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.
- Since March, Maryland's completed foreclosure sales fell by 83.7% to 62 units; this was 91.3% below the volume in June 2018.
- Nationally, completed foreclosures fell 14.9% since March to 17,949 homes, 35.0% below last year's volume.

Completed Foreclosure Sales in Maryland



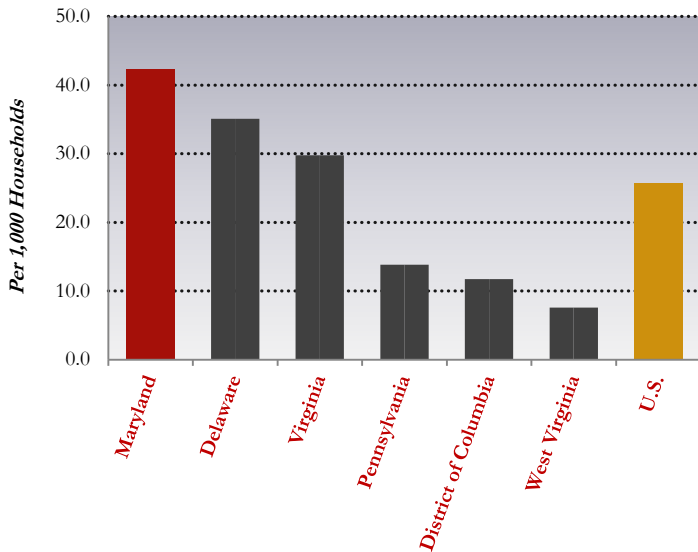
Source: CoreLogic & Maryland DHCD Housing and Economic Research Office

HARP LOAN REFINANCING

Maryland's Utilization of Federal Refinancing Program Declines but Continues to Rank High both Nationally and Regionally

- The Home Affordable Refinance Program (HARP) is a 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 2019, Maryland ranked 9th highest nationally for HARP refinances with a rate of 42.3 per 1,000 households compared with a national rate of 25.8.
- Maryland's HARP refinance rate was 20.4% greater than Delaware's rate, the second leading state for HARP refinancing in the region.

HARP Refinance Rate Second Quarter 2019



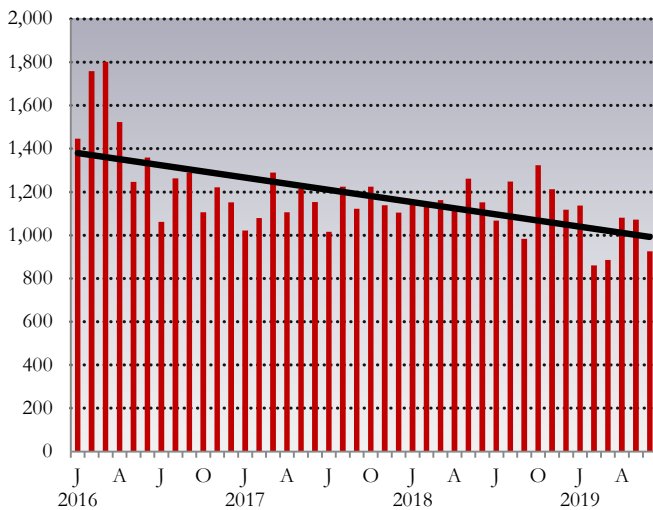
Source: Federal Housing Finance Agency & Maryland DHCD Housing and Economic Research Office

NEW FORECLOSURE FILINGS

New Maryland Foreclosure Filings Fall Below 1,000 for June

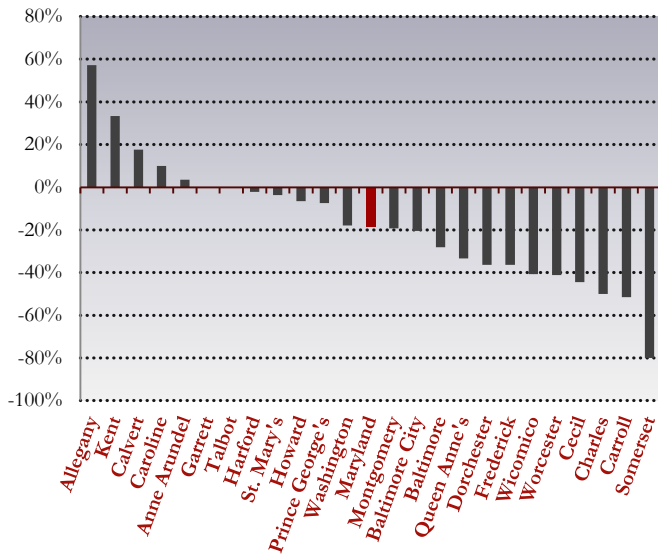
- New foreclosure filings fell by 21.7% to 935 new filings in June, following a 7.2% decrease in filings from December 2018 to March 2019.
- Since last June, new foreclosure filing levels decreased 18.8%.
- Compared with 2018, filings in June fell in 17 local jurisdictions.
- New foreclosure filings decreased by 80% in Somerset and increased by 57% in Allegany since last June.

New Foreclosure Filings in Maryland



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

New Foreclosure Filings -- Local Jurisdictions 2019 vs. 2018 Year-Over-Year % Change



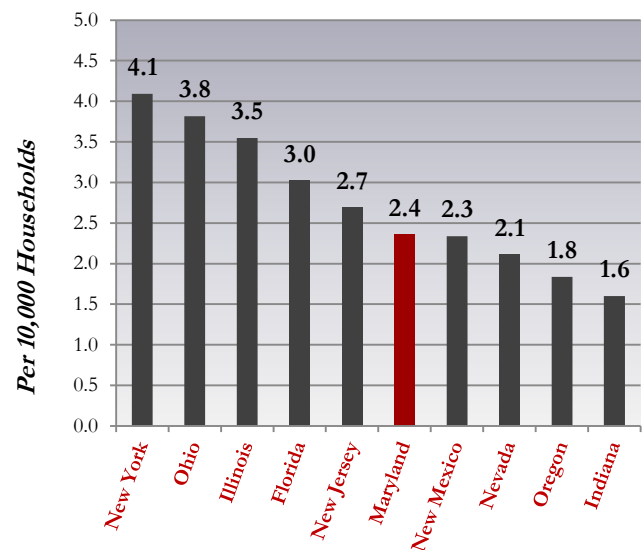
Source: Maryland Judiciary & Maryland DHCD Housing and Economic Research Office

VACANT "ZOMBIE" FORECLOSURE PROPERTIES

Maryland's Vacant/Zombie Properties Rate Continues to Fall

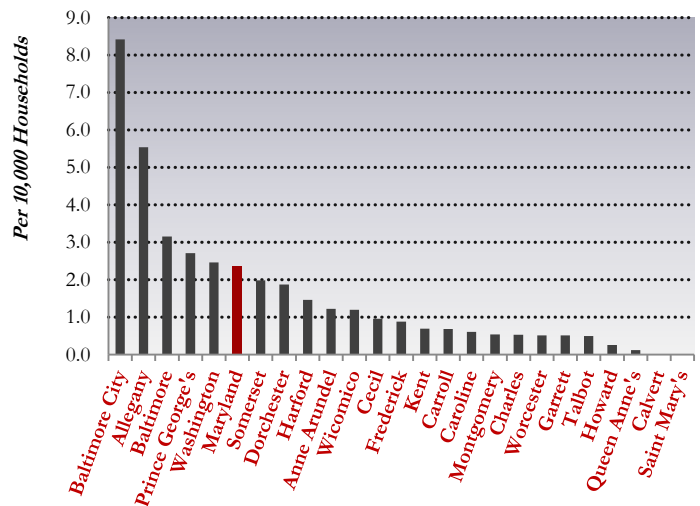
- Zombie Properties are the number of homes in foreclosure deemed vacant by mail returned to the U.S. Postal Service.
- In June 2019, Maryland was ranked 6th highest in the U.S. with a zombie rate of 2.4 per 10,000 households compared to the national rate of 1.4.
- The U.S. totaled 19,516 zombie properties accounting for 31.1% of all 62,657 properties in foreclosure. Maryland's 572 zombie properties accounted for 26.9% of its total properties in foreclosure.

Vacant/Zombie Foreclosure Rate, Second Quarter 2019



Source: RealtyTrac & Maryland DHCD Housing and Economic Research Office

Vacant/Zombie Foreclosure Rate in Local Jurisdictions, Second Quarter 2019



Source: RealtyTrac & Maryland DHCD Housing and Economic Research Office

MARYLAND HOUSING MARKET FACT SHEET

JUNE 2019

Indicator	Current Quarter ¹	Last Quarter ²	Last Year	% Change from		Source
				Last Quarter	Last Year	
Mortgage Rates (30-Year Fixed)						
Freddie Mac	3.80%	4.27%	4.57%	-0.47%	-0.77%	Freddie Mac
Maryland	3.75%	4.28%	4.54%	-0.53%	-0.79%	DHCD
Community Development Administration	4.25%	4.93%	5.13%	-0.68%	-0.88%	DHCD
Home Sales						
Existing	7,973	5,876	9,003	35.7%	-11.4%	MD Association of Realtors
New	1,044	988	1,002	5.7%	4.2%	First American CoreLogic
Pending Units	9,262	9,315	8,047	-0.6%	15.1%	MRIS
Pending Home Sales Index ³	133.8	134.6	116.3	-0.6%	15.1%	DHCD
Housing Supply						
Housing Inventory	22,189	18,875	25,567	17.6%	-13.2%	MD Association of Realtors
Months' Supply	3.5	2.9	3.7	20.7%	-5.4%	DHCD
Days on the Market	56	83	65	-32.5%	-13.8%	MRIS, DHCD
Median Home Sales Price	\$316,000	\$285,000	\$306,450	10.9%	3.1%	MD Association of Realtors
Housing Affordability Index						
Repeat Buyer	138.9	145.5	123.2	-4.5%	12.7%	DHCD
First-Time Buyer	88.9	93.3	79.1	-4.7%	12.4%	DHCD
Housing Construction						
Housing Permits	1,751	1,204	1,334	45.4%	31.3%	Census
Housing Completions	871	1,772	960	-50.8%	-9.3%	DHCD
Property Foreclosures						
Total	2,126	2,254	2,566	-5.7%	-17.1%	RealtyTrac
Notices of Default	818	1,058	910	-22.7%	-10.1%	RealtyTrac
Notices of Sales	614	679	727	-9.6%	-15.5%	RealtyTrac
Lender Purchases	694	517	929	34.2%	-25.3%	RealtyTrac
Mortgage Delinquency/Foreclosure Rate⁴						
Overall	5.46%	5.10%	5.10%	0.36%	0.36%	Mortgage Bankers Association
Short-term	4.08%	3.71%	3.65%	0.37%	0.43%	Mortgage Bankers Association
30-59 Days	3.11%	2.78%	2.77%	0.33%	0.34%	Mortgage Bankers Association
60-89 Days	0.97%	0.93%	0.88%	0.04%	0.09%	Mortgage Bankers Association
Long-term (90+ Days)	1.39%	1.39%	1.45%	0.00%	-0.06%	Mortgage Bankers Association
Foreclosure Rate	1.21%	1.21%	1.35%	0.00%	-0.14%	Mortgage Bankers Association
Serious Delinquencies	2.60%	2.60%	2.80%	0.00%	-0.20%	Mortgage Bankers Association
Short Sales Share	0.69%	1.09%	1.39%	-0.40%	-0.70%	First American CoreLogic
Negative Equity Share ⁵	6.08%	6.57%	7.16%	-0.49%	-1.08%	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 June 2019.
2. Last quarter data represent March 2019.
3. 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.
4. Current data represent the second quarter of 2019.
5. Share of residential properties with mortgages that exceed home values. Data represent the second quarter 2019.

LOCAL HOUSING MARKET FACT SHEET

JUNE 2019

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	68	\$115,000	364	7.3	69	144.0	142	206.8	11	17
Anne Arundel	904	\$378,250	2,450	3.4	1,045	150.4	56	138.9	88	27
Baltimore	1,029	\$260,000	2,291	2.8	1,142	131.4	49	153.6	115	110
Baltimore City	805	\$199,950	3,138	4.7	882	116.9	73	129.7	128	239
Calvert	165	\$350,000	545	4.3	202	92.7	67	159.4	20	0
Caroline	41	\$189,700	149	5.3	46	150.4	83	153.8	11	1
Carroll	234	\$345,000	554	3.0	249	119.2	49	145.9	16	4
Cecil	133	\$235,000	539	5.4	181	218.1	50	166.9	15	4
Charles	269	\$317,000	728	3.5	321	163.6	55	164.9	30	3
Dorchester	37	\$147,450	260	7.8	49	147.0	124	190.6	7	3
Frederick	393	\$336,000	1,077	3.3	523	161.9	44	146.5	21	8
Garrett	41	\$267,500	430	11.3	44	115.8	199	100.1	1	1
Harford	417	\$283,000	783	2.6	460	166.8	41	164.0	44	14
Howard	439	\$450,000	923	2.7	509	137.0	36	142.8	29	3
Kent	30	\$209,500	203	8.1	44	205.5	110	150.3	4	1
Montgomery	1,285	\$489,000	2,432	2.5	1,391	104.9	43	117.3	80	21
Prince George's	889	\$310,000	1,674	2.0	1,194	101.9	52	141.0	224	89
Queen Anne's	68	\$353,000	452	6.7	75	109.0	95	140.6	8	0
Somerset	23	\$85,900	169	9.6	20	0.0	154	254.0	2	0
St. Mary's	170	\$280,900	507	3.8	191	180.3	65	171.3	26	2
Talbot	59	\$374,500	417	8.2	64	117.8	77	97.4	6	1
Washington	169	\$210,200	620	4.5	197	158.3	65	154.1	23	15
Wicomico	83	\$175,000	376	4.2	137	0.0	73	173.2	16	5
Worcester	222	\$232,750	1,108	5.9	227	0.0	84	142.1	10	3
Maryland	7,973	\$316,000	22,189	3.5	9,262	133.8	56	138.9	935	572

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

LOCAL HOUSING MARKET FACT SHEET

JUNE 2018 VS. JUNE 2019

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	-6.8%	20.8%	-7.4%	0.0%	13.1%	21.4%	-6.6%	57.1%
Anne Arundel	-9.6%	8.8%	-12.2%	-10.5%	18.5%	-6.7%	3.5%	3.5%
Baltimore	-11.9%	4.2%	-13.0%	-6.7%	12.2%	-15.5%	9.5%	-28.1%
Baltimore City	-12.5%	14.7%	-8.1%	2.2%	2.6%	2.8%	0.7%	-20.5%
Calvert	1.2%	4.8%	-19.7%	-12.2%	27.8%	-21.2%	8.4%	17.6%
Caroline	7.9%	12.4%	4.9%	20.5%	31.4%	-24.5%	0.7%	10.0%
Carroll	-14.6%	5.2%	-13.7%	-6.3%	-6.0%	-14.0%	8.3%	-51.5%
Cecil	-7.0%	-0.8%	-1.5%	12.5%	54.7%	-35.1%	14.8%	-44.4%
Charles	-11.5%	1.0%	-19.6%	-14.6%	23.5%	-36.8%	11.6%	-50.0%
Dorchester	-2.6%	-6.2%	-5.5%	-1.3%	16.7%	-8.1%	23.4%	-36.4%
Frederick	-21.4%	-0.9%	-3.5%	6.5%	28.5%	-21.4%	14.3%	-36.4%
Garrett	-6.8%	0.9%	1.7%	9.7%	4.8%	20.6%	13.0%	0.0%
Harford	-6.1%	0.4%	-12.5%	-7.1%	20.4%	-25.5%	12.5%	-2.2%
Howard	-14.6%	-0.4%	-14.2%	-10.0%	23.8%	-14.3%	11.8%	-6.5%
Kent	-21.1%	-15.7%	-16.8%	-3.6%	57.1%	-32.1%	33.8%	33.3%
Montgomery	-12.8%	2.9%	-12.7%	-7.4%	10.0%	-21.8%	9.4%	-19.2%
Prince George's	-17.9%	3.3%	-35.1%	-33.3%	15.5%	-5.5%	9.8%	-7.4%
Queen Anne's	-20.9%	5.7%	8.4%	19.6%	-7.4%	5.6%	7.8%	-33.3%
Somerset	-11.5%	-35.4%	-16.3%	-11.9%	17.6%	-11.0%	85.5%	-80.0%
St. Mary's	38.2%	2.1%	-19.1%	-20.8%	29.1%	-19.8%	7.0%	-3.7%
Talbot	-14.5%	17.0%	6.4%	20.6%	-12.3%	-56.5%	0.1%	0.0%
Washington	2.4%	-2.2%	-6.3%	4.7%	20.9%	-21.7%	16.0%	-17.9%
Wicomico	-17.0%	17.8%	-19.3%	-16.0%	21.2%	-14.1%	-5.3%	-40.7%
Worcester	-8.6%	-10.5%	-12.9%	-13.2%	16.4%	-16.8%	27.3%	-41.2%
Maryland	-11.4%	3.1%	-13.2%	-5.4%	15.1%	-13.8%	10.3%	-18.8%

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