

Metropolitan Regional Information Systems, Inc. Real Estate Trend Indicator - Detached/Attached Report

Saint Marys County, MD

From: 10/01/2003 to 10/31/2003

Statistics generated on: 11/07/2003

Price Class	Residential Unit Sales Number of Bedrooms				Active Listings		Time on Market	
	2 Or Less Detach/Attach	3 Detach/Attach	4 or More Detach/Attach	Condo Coop and Ground Rent	Residential Detach/Attach	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$30,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	1 -30 Days	81
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	14
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	61 - 91 Days	21
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	3
\$60,000-\$69,999	0 / 0	0 / 0	0 / 0	0	2 / 0	0	Over 120 Days	7
\$70,000-\$79,999	1 / 0	2 / 0	0 / 0	0	3 / 3	0	Total	126
\$80,000-\$89,999	0 / 0	0 / 1	0 / 0	0	1 / 1	0		
\$90,000- \$99,999	0 / 0	0 / 0	0 / 0	0	1 / 1	0		
\$100,000-\$119,999	0 / 0	7 / 0	0 / 1	0	7 / 2	0	Type of Financing of Units Sold (No. of Units)	
\$120,000-\$139,999	1 / 1	2 / 4	0 / 0	1	8 / 7	0	Conventional	82
\$140,000-\$159,999	0 / 0	2 / 1	0 / 0	1	10 / 0	2	FHA	10
\$160,000-\$179,999	1 / 1	10 / 0	4 / 0	0	15 / 0	0	VA	14
\$180,000-\$199,999	0 / 0	10 / 1	4 / 0	0	15 / 0	0	Assumption	0
\$200,000-\$249,999	1 / 0	13 / 1	19 / 0	0	50 / 2	0	Cash	7
\$250,000-\$299,999	1 / 0	7 / 0	10 / 0	0	42 / 1	0	Owner Finance	1
\$300,000-\$399,999	0 / 0	2 / 0	10 / 0	0	32 / 1	0	All Other	4
\$400,000-\$499,999	0 / 0	3 / 0	0 / 0	0	15 / 1	0	Unreported	8
Over \$500,000	0 / 0	0 / 0	3 / 0	0	21 / 1	0	Total	126
Totals	5 / 2	58 / 8	50 / 1	2	242	2		
Detach/Attach Totals	113 / 11				222 / 20			
Grand Totals	126				244			
Average Sold Prices	\$ 178,950 / \$ 149,700	\$ 206,752 / \$ 144,175	\$ 272,393 / \$ 107,500	\$ 145,940				
Last Year Avg Sold Prices	\$ 110,864 / \$ 77,297	\$ 189,290 / \$ 99,689	\$ 238,009 / \$ 0	\$ 87,000				
Average Sold % Change	61.41 % / 93.67 %	9.22 % / 44.62 %	14.45 % / N/A	67.75 %				
Last Year Units Sold	11 / 3	56 / 9	45 / 0	1				

	<u>2003</u>	<u>2002</u>	<u>% Change</u>	
Total Sold Dollar Volume:	\$ 28,358,209	\$ 23,746,248	19.42 %	Total Number of NEW listings taken for the month: 132
Average Sold Price:	\$ 225,065	\$ 189,970	18.47 %	Total # of Listings that are New Construction
Median Sold Price:	\$ 211,000	\$ 170,000	24.12 %	Active Listings: 75
Total Units Sold:	126	125	0.80 %	Sold Listings: 31
Detach/Attach Average Sold:	\$ 234,567 / \$ 141,845	\$ 201,162 / \$ 94,091	16.61 % / 50.75 %	Total Number of Properties marked Contract for the month: 86
Average Days on Market:	39	96	-59.38 %	Total Number of Properties marked Contingent for the month: 32
Average List Price for Sold:	\$ 229,358	\$ 194,055	18.19 %	Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 118
Avg Sale Price as a percentage of Avg List Price:	98.13 %	97.89 %		

Source: Metropolitan Regional Information Systems, Inc. - MLS Resale Data

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