

Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend Indicator - Detach/Attach

Charles County, MD

From: 01/01/2003 to 12/31/2003

Statistics generated on: 02/16/2004

Price Class	Residential Unit Sales Number of Bedrooms				Time on Market	
	2 Or Less Detach/Attach	3 Detach/Attach	4 or More Detach/Attach	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$30,000	0 / 0	0 / 0	0 / 0	0	1 -30 Days	1834
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	2	31-61 Days	331
\$40,000-\$49,999	1 / 0	0 / 0	0 / 0	0	61 - 91 Days	185
\$50,000-\$59,999	2 / 0	1 / 1	0 / 0	3	91-120 Days	97
\$60,000-\$69,999	2 / 1	1 / 1	0 / 0	3	Over 120 Days	184
\$70,000-\$79,999	3 / 4	3 / 3	0 / 0	5	Total	2631
\$80,000-\$89,999	1 / 2	5 / 15	0 / 2	2		
\$90,000- \$99,999	0 / 4	1 / 31	0 / 1	1	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	6 / 13	14 / 140	3 / 6	6	Conventional	1576
\$120,000-\$139,999	11 / 24	29 / 196	8 / 11	1	FHA	578
\$140,000-\$159,999	10 / 4	63 / 88	12 / 11	0	VA	379
\$160,000-\$179,999	6 / 5	100 / 81	58 / 25	1	Assumption	0
\$180,000-\$199,999	3 / 1	133 / 56	99 / 35	0	Cash	68
\$200,000-\$249,999	0 / 0	195 / 37	231 / 25	0	Owner Finance	5
\$250,000-\$299,999	2 / 0	74 / 0	312 / 0	0	All Other	25
\$300,000-\$399,999	1 / 0	40 / 1	256 / 0	0	Unreported	0
\$400,000-\$499,999	2 / 0	3 / 0	55 / 0	0	Total	2631
Over \$500,000	0 / 0	4 / 0	33 / 0	0		
Totals	50 / 58	666 / 650	1067 / 116	24		
Detach/Attach Totals	1783 / 824					
Grand Totals	2631					
Average Sold Prices	\$ 151,471 / \$ 122,161	\$ 208,404 / \$ 140,285	\$ 284,037 / \$ 175,457	\$ 84,092		
Last Year Avg Sold Prices	\$ 118,102 / \$ 109,533	\$ 180,062 / \$ 126,349	\$ 239,365 / \$ 146,760	\$ 70,926		
Average Sold % Change	28.25 % / 11.53 %	15.74 % / 11.03 %	18.66 % / 19.55 %	18.56 %		
Last Year Units Sold	56 / 53	663 / 639	946 / 94	35		

	<u>2003</u>	<u>2002</u>	<u>% Change</u>	
Total Sold Dollar Volume:	\$ 570,079,763	\$ 455,254,090	25.22 %	
Average Sold Price:	\$ 216,678	\$ 183,127	18.32 %	
Median Sold Price:	\$ 196,000	\$ 169,900	15.36 %	
Total Units Sold:	2,631	2,486	5.83 %	
Detach/Attach Average Sold:	\$ 252,068 / \$ 143,961	\$ 211,672 / \$ 127,656	19.08 % / 12.77 %	Total # of Listings that are New Construction
Average Days on Market:	38	41	-7.32 %	
Average List Price for Sold:	\$ 218,542	\$ 184,693	18.33 %	Sold Listings: 217
Avg Sale Price as a percentage of Avg List Price:	99.15 %	99.15 %		

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

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