

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

Saint Marys County, MD

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

Statistics generated on: 01/07/2004

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	108
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	17
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	61 - 91 Days	12
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	3
\$60,000-\$69,999	1 / 0	0 / 1	1 / 0	0	1 / 0	0	Over 120 Days	19
\$70,000-\$79,999	0 / 0	0 / 1	0 / 0	1	3 / 2	0	Total	159
\$80,000-\$89,999	1 / 2	0 / 1	0 / 0	1	2 / 3	0		
\$90,000- \$99,999	0 / 2	0 / 1	0 / 0	1	2 / 0	0		
\$100,000-\$119,999	1 / 0	3 / 3	0 / 0	0	6 / 4	0	<b>Type of Financing of Units Sold (No. of Units)</b>	
\$120,000-\$139,999	0 / 1	1 / 4	0 / 0	0	5 / 7	0	Conventional	97
\$140,000-\$159,999	3 / 0	8 / 1	0 / 0	1	6 / 1	3	FHA	13
\$160,000-\$179,999	0 / 0	11 / 1	3 / 0	0	5 / 2	0	VA	23
\$180,000-\$199,999	0 / 0	11 / 0	2 / 0	0	7 / 0	0	Assumption	0
\$200,000-\$249,999	2 / 1	15 / 0	13 / 0	0	47 / 3	0	Cash	8
\$250,000-\$299,999	0 / 0	7 / 0	19 / 0	0	36 / 1	0	Owner Finance	0
\$300,000-\$399,999	1 / 0	2 / 0	24 / 0	0	31 / 0	0	All Other	1
\$400,000-\$499,999	1 / 0	0 / 0	3 / 0	0	10 / 1	0	Unreported	17
Over \$500,000	0 / 0	2 / 0	1 / 0	0	17 / 1	0	Total	159
Totals	10 / 6	60 / 13	66 / 0	4	203	3		
Detach/Attach Totals	136 / 19				178 / 25			
Grand Totals	159				206			
Average Sold Prices	\$ 195,197 / \$ 114,392	\$ 212,764 / \$ 113,699	\$ 291,850 / \$ 0	\$ 98,982				
Last Year Avg Sold Prices	\$ 152,175 / \$ 103,950	\$ 187,332 / \$ 88,485	\$ 259,775 / \$ 0	\$ 0				
Average Sold % Change	28.27 % / 10.05 %	13.58 % / 28.50 %	12.35 % / N/A	N/A				
Last Year Units Sold	8 / 2	59 / 13	48 / 0	0				

	2003	2002	% Change	
<b>Total Sold Dollar Volume:</b>	\$ 36,540,281	\$ 26,097,369	40.02 %	<b>Total Number of NEW listings taken for the month: 111</b> <b>Total # of Listings that are New Construction</b> <b>Active Listings:</b> 73 <b>Sold Listings:</b> 59  <b>Total Number of Properties marked Contract for the month: 95</b> <b>Total Number of Properties marked Contingent for the month: 21</b>  <b>Total Number of NEW pendings</b>  <b>(CONTRACTS + CONTINGENTS): 116</b>
<b>Average Sold Price:</b>	\$ 229,813	\$ 200,749	14.48 %	
<b>Median Sold Price:</b>	\$ 220,000	\$ 179,663	22.45 %	
<b>Total Units Sold:</b>	159	130	22.31 %	
<b>Detach/Attach Average Sold:</b>	\$ 249,852 / \$ 113,918	\$ 215,123 / \$ 90,547	16.14 % / 25.81 %	
<b>Average Days on Market:</b>	45	57	-21.05 %	
<b>Average List Price for Solds:</b>	\$ 232,167	\$ 206,717	12.31 %	
<b>Avg Sale Price as a percentage of Avg List Price:</b>	98.99 %	97.11 %		

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

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