

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

Saint Marys 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	1 / 0	0 / 0	2	1 -30 Days	930
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	1	31-61 Days	164
\$40,000-\$49,999	1 / 0	1 / 0	1 / 0	0	61 - 91 Days	110
\$50,000-\$59,999	2 / 0	2 / 0	0 / 0	4	91-120 Days	62
\$60,000-\$69,999	1 / 0	2 / 3	2 / 0	0	Over 120 Days	180
\$70,000-\$79,999	1 / 1	5 / 8	1 / 0	1	Total	1446
\$80,000-\$89,999	5 / 3	7 / 7	0 / 0	2		
\$90,000- \$99,999	3 / 5	13 / 9	1 / 0	4	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	9 / 5	39 / 20	3 / 1	0	Conventional	979
\$120,000-\$139,999	7 / 5	46 / 38	5 / 0	2	FHA	135
\$140,000-\$159,999	11 / 2	83 / 5	14 / 1	5	VA	226
\$160,000-\$179,999	3 / 1	144 / 2	34 / 0	0	Assumption	0
\$180,000-\$199,999	4 / 2	106 / 5	45 / 1	0	Cash	73
\$200,000-\$249,999	8 / 2	131 / 4	142 / 0	0	Owner Finance	4
\$250,000-\$299,999	4 / 0	43 / 2	149 / 0	0	All Other	29
\$300,000-\$399,999	5 / 0	28 / 0	123 / 0	0	Unreported	0
\$400,000-\$499,999	3 / 0	12 / 0	13 / 0	0	Total	1446
Over \$500,000	2 / 0	8 / 0	20 / 0	0		
Totals	69 / 26	671 / 103	553 / 3	21		
Detach/Attach Totals	1293 / 132					
Grand Totals	1446					
Average Sold Prices	\$ 185,721 / \$ 125,213	\$ 194,212 / \$ 123,968	\$ 273,478 / \$ 150,433	\$ 92,781		
Last Year Avg Sold Prices	\$ 137,964 / \$ 111,664	\$ 172,504 / \$ 106,344	\$ 237,950 / \$ 202,300	\$ 88,694		
Average Sold % Change	34.62 % / 12.13 %	12.58 % / 16.57 %	14.93 % / -25.64 %	4.61 %		
Last Year Units Sold	72 / 36	619 / 99	511 / 3	18		

	<u>2003</u>	<u>2002</u>	<u>% Change</u>	
Total Sold Dollar Volume:	\$ 312,788,195	\$ 255,057,602	22.63 %	
Average Sold Price:	\$ 216,313	\$ 187,819	15.17 %	
Median Sold Price:	\$ 196,906	\$ 170,000	15.83 %	
Total Units Sold:	1,446	1,358	6.48 %	
Detach/Attach Average Sold:	\$ 227,660 / \$ 124,815	\$ 198,258 / \$ 109,818	14.83 % / 13.66 %	Total # of Listings that are New Construction
Average Days on Market:	50	74	-32.43 %	
Average List Price for Solds:	\$ 219,071	\$ 192,130	14.02 %	
Avg Sale Price as a percentage of Avg List Price:	98.74 %	97.76 %		

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

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