

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

Charles County, MD

From: 08/01/2004 to 08/31/2004

Statistics generated on: 09/07/2004

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	247
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	33
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	61 - 91 Days	16
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	5
\$60,000-\$69,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	Over 120 Days	13
\$70,000-\$79,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	Total	314
\$80,000-\$89,999	0 / 0	0 / 0	0 / 0	0	0 / 0	1		
\$90,000- \$99,999	0 / 0	0 / 1	0 / 0	0	0 / 1	1		
\$100,000-\$119,999	0 / 0	0 / 0	0 / 0	1	0 / 4	0	Type of Financing of Units Sold (No. of Units)	
\$120,000-\$139,999	1 / 0	0 / 6	0 / 0	0	0 / 3	0	Conventional	235
\$140,000-\$159,999	0 / 0	1 / 18	0 / 1	0	2 / 16	1	FHA	20
\$160,000-\$179,999	1 / 1	0 / 15	1 / 1	0	3 / 8	0	VA	11
\$180,000-\$199,999	1 / 1	6 / 9	1 / 3	0	5 / 5	0	Assumption	0
\$200,000-\$249,999	0 / 0	20 / 20	19 / 10	1	41 / 13	0	Cash	3
\$250,000-\$299,999	0 / 0	24 / 9	29 / 1	0	65 / 3	0	Owner Finance	0
\$300,000-\$399,999	0 / 0	18 / 0	63 / 0	0	95 / 2	0	All Other	2
\$400,000-\$499,999	1 / 0	4 / 0	16 / 0	0	52 / 0	0	Unreported	43
Over \$500,000	0 / 0	1 / 0	9 / 0	0	51 / 2	0	Total	314
Totals	4 / 2	74 / 78	138 / 16	2	371	3		
Detach/Attach Totals	216 / 96				314 / 57			
Grand Totals	314				374			
Average Sold Prices	\$ 244,250 / \$ 180,000	\$ 284,693 / \$ 189,582	\$ 346,549 / \$ 218,306	\$ 154,000				
Last Year Avg Sold Prices	\$ 201,800 / \$ 127,625	\$ 225,202 / \$ 140,057	\$ 295,728 / \$ 165,550	\$ 71,750				
Average Sold % Change	21.04 % / 41.04 %	26.42 % / 35.36 %	17.19 % / 31.87 %	114.63 %				
Last Year Units Sold	6 / 8	73 / 73	115 / 13	2				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	Total Number of NEW listings taken for the month: 374
Total Sold Dollar Volume:	\$ 88,816,291	\$ 65,200,126	36.22 %	Total # of Listings that are New Construction
Average Sold Price:	\$ 282,854	\$ 224,828	25.81 %	
Median Sold Price:	\$ 262,500	\$ 200,000	31.25 %	Active Listings: 53
Total Units Sold:	314	290	8.28 %	Sold Listings: 20
Detach/Attach Average Sold:	\$ 323,463 / \$ 194,170	\$ 266,285 / \$ 142,525	21.47 % / 36.24 %	Total Number of Properties marked Contract for the 240
Average Days on Market:	26	36	-27.78 %	

Average List Price for Solds:	\$ 283,618	\$ 227,071	24.90 %	month:
Avg Sale Price as a percentage of Avg List Price:	99.73 %	99.01 %		Total Number of Properties
				marked Contingent for the month: <u>76</u>
				Total Number of NEW pendings
				(CONTRACTS + CONTINGENTS): 316

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