

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

Charles County, MD

From: 02/01/2004 to 02/29/2004

Statistics generated on: 03/08/2004

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	95
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	29
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 1	1	61 - 91 Days	11
\$50,000-\$59,999	0 / 1	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	12
\$60,000-\$69,999	1 / 0	0 / 0	0 / 0	0	0 / 0	1	Over 120 Days	17
\$70,000-\$79,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	Total	164
\$80,000-\$89,999	0 / 0	0 / 1	0 / 0	1	0 / 1	0		
\$90,000- \$99,999	0 / 0	1 / 2	0 / 0	0	0 / 0	0		
\$100,000-\$119,999	0 / 2	2 / 8	0 / 0	0	1 / 3	0	Type of Financing of Units Sold (No. of Units)	
\$120,000-\$139,999	0 / 1	1 / 12	1 / 1	0	1 / 7	0	Conventional	104
\$140,000-\$159,999	0 / 0	3 / 5	0 / 0	0	4 / 6	0	FHA	14
\$160,000-\$179,999	0 / 0	3 / 3	1 / 1	0	7 / 7	0	VA	20
\$180,000-\$199,999	1 / 0	4 / 4	6 / 5	0	6 / 2	0	Assumption	0
\$200,000-\$249,999	0 / 0	18 / 3	9 / 3	0	29 / 5	0	Cash	5
\$250,000-\$299,999	1 / 0	11 / 0	11 / 0	0	52 / 1	0	Owner Finance	0
\$300,000-\$399,999	0 / 0	5 / 0	21 / 0	0	62 / 0	0	All Other	1
\$400,000-\$499,999	0 / 0	1 / 0	6 / 0	0	27 / 0	0	Unreported	20
Over \$500,000	0 / 0	0 / 0	4 / 0	0	21 / 1	0	Total	164
Totals	3 / 4	49 / 38	59 / 10	1	244	2		
Detach/Attach Totals	111 / 52				210 / 34			
Grand Totals	164				246			
Average Sold Prices	\$ 169,333 / \$ 100,475	\$ 233,964 / \$ 140,275	\$ 317,875 / \$ 193,258	\$ 83,000				
Last Year Avg Sold Prices	\$ 0 / \$ 121,180	\$ 179,906 / \$ 127,952	\$ 252,160 / \$ 158,960	\$ 0				
Average Sold % Change	N/A / -17.09 %	30.05 % / 9.63 %	26.06 % / 21.58 %	N/A				
Last Year Units Sold	0 / 5	28 / 40	52 / 5	0				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	Total Number of NEW listings taken for the month: 191	
Total Sold Dollar Volume:	\$ 38,474,736	\$ 24,668,483	55.97 %	Total # of Listings that are New Construction	
Average Sold Price:	\$ 234,602	\$ 189,758	23.63 %	Active Listings:	49
Median Sold Price:	\$ 214,950	\$ 169,975	26.46 %	Sold Listings:	12
Total Units Sold:	164	130	26.15 %	Total Number of Properties marked Contract for the month: 134	
Detach/Attach Average Sold:	\$ 276,818 / \$ 147,402	\$ 226,871 / \$ 130,376	22.02 % / 13.06 %	Total Number of Properties marked Contingent for the month: 71	
Average Days on Market:	45	52	-13.46 %	Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 205	
Average List Price for Solds:	\$ 236,984	\$ 190,912	24.13 %		
Avg Sale Price as a percentage of Avg List Price:	98.99 %	99.40 %			

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

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