

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

Charles County, MD

From: 10/01/2004 to 10/31/2004

Statistics generated on: 11/08/2004

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	1	1 -30 Days	183
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	37
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	1 / 0	0	61 - 91 Days	14
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	4
\$60,000-\$69,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	Over 120 Days	16
\$70,000-\$79,999	0 / 0	0 / 0	0 / 0	0	1 / 0	2	Total	254
\$80,000-\$89,999	0 / 0	0 / 0	0 / 0	0	0 / 0	2		
\$90,000- \$99,999	0 / 1	0 / 0	0 / 0	0	0 / 0	1	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	1 / 0	0 / 1	0 / 0	0	0 / 0	1	Conventional	183
\$120,000-\$139,999	0 / 0	0 / 8	0 / 1	0	0 / 2	1	FHA	12
\$140,000-\$159,999	1 / 2	3 / 15	0 / 0	0	0 / 10	0	VA	9
\$160,000-\$179,999	1 / 1	2 / 13	0 / 0	0	0 / 4	0	Assumption	0
\$180,000-\$199,999	1 / 1	1 / 14	1 / 2	0	8 / 5	0	Cash	5
\$200,000-\$249,999	0 / 2	13 / 14	10 / 5	0	38 / 8	0	Owner Finance	0
\$250,000-\$299,999	0 / 0	22 / 9	17 / 2	0	71 / 7	0	All Other	2
\$300,000-\$399,999	0 / 0	11 / 0	45 / 0	0	106 / 1	0	Unreported	43
\$400,000-\$499,999	0 / 0	2 / 0	20 / 0	0	60 / 1	0	Total	254
Over \$500,000	0 / 0	0 / 0	12 / 0	0	60 / 1	0		
Totals	4 / 7	54 / 74	105 / 10	0	384	8		
Detach/Attach Totals	163 / 91				345 / 39			
Grand Totals	254				392			
Average Sold Prices	\$ 151,225 / \$ 173,927	\$ 273,098 / \$ 186,399	\$ 376,575 / \$ 221,580	\$ 0				
Last Year Avg Sold Prices	\$ 122,233 / \$ 126,400	\$ 202,094 / \$ 149,646	\$ 269,266 / \$ 194,743	\$ 87,000				
Average Sold % Change	23.72 % / 37.60 %	35.13 % / 24.56 %	39.85 % / 13.78 %	N/A				
Last Year Units Sold	3 / 4	48 / 64	77 / 15	3				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	
Total Sold Dollar Volume:	\$ 72,119,366	\$ 44,065,811	63.66 %	Total Number of NEW listings taken for the month: 312
Average Sold Price:	\$ 283,935	\$ 205,915	37.89 %	
Median Sold Price:	\$ 261,950	\$ 189,950	37.90 %	Total # of Listings that are New Construction
Total Units Sold:	254	214	18.69 %	Active Listings: 71
Detach/Attach Average Sold:	\$ 336,764 / \$ 189,305	\$ 240,630 / \$ 156,676	39.95 % / 20.83 %	Sold Listings: 20
Average Days on Market:	42	24	75.00 %	Total Number of Properties marked Contract for the month: 210
Average List Price for Solds:	\$ 287,334	\$ 206,383	39.22 %	Total Number of Properties marked Contingent for the month: 50
Avg Sale Price as a percentage of Avg List Price:	98.82 %	99.77 %		Total Number of NEW pendings
				(CONTRACTS + 260 CONTINGENTS):

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