

Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend Indicator

Charles County, MD

From: 01/01/2004 to 12/31/2004

Statistics generated on: 02/15/2005

Price Class	Residential Unit Sales Number of Bedrooms				Time on Market	
	2 Or Less	3	4 or More	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$30,000	1	0	0	0	1 - 30 Days	2169
\$30,000-\$39,000	1	0	0	0	31-61 Days	350
\$40,000-\$49,999	0	0	0	1	61 - 91 Days	159
\$50,000-\$59,999	1	0	0	3	91-120 Days	85
\$60,000-\$69,999	1	0	1	3	Over 120 Days	153
\$70,000-\$79,999	1	2	0	4	Total	2916
\$80,000-\$89,999	1	4	0	7	Average Days	30
\$90,000-\$99,999	2	7	0	1	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	6	43	1	2	Conventional	2368
\$120,000-\$139,999	10	105	9	6	FHA	241
\$140,000-\$159,999	13	144	7	3	VA	196
\$160,000-\$179,999	14	155	10	0	Assumption	1
\$180,000-\$199,999	19	142	53	1	Cash	67
\$200,000-\$249,999	12	376	252	2	Owner Finance	0
\$250,000-\$299,999	1	286	304	0	All Other	40
\$300,000-\$399,999	1	139	462	3	Unreported	3
\$400,000-\$499,999	1	27	169	0	Total	2916
Over \$500,000	0	10	87	0		
Totals	85	1440	1355	36		
Grand Totals	2916					

	<u>2004</u>	<u>2003</u>	<u>% Change</u>
Total Sold Dollar Volume:	\$ 784,076,266	\$ 570,801,380	37.36 %
Average Sold Price:	\$ 268,888	\$ 216,705	24.08 %
Median Sold Price:	\$ 250,000	\$ 196,000	27.55 %
Total Units Sold:	2,916	2,634	10.71 %
Average Days on Market:	30	31	-3.23 %
Average List Price:	\$ 270,861	\$ 218,563	23.93 %
Avg Sale Price as a percentage of Avg List Price:	99.27 %	99.15 %	

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

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