

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

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 Detach/Attach	3 Detach/Attach	4 or More Detach/Attach	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$30,000	1 / 0	0 / 0	0 / 0	0	1 -30 Days	2169
\$30,000-\$39,000	0 / 1	0 / 0	0 / 0	0	31-61 Days	350
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	1	61 - 91 Days	159
\$50,000-\$59,999	0 / 1	0 / 0	0 / 0	3	91-120 Days	85
\$60,000-\$69,999	1 / 0	0 / 0	1 / 0	3	Over 120 Days	153
\$70,000-\$79,999	1 / 0	0 / 2	0 / 0	4	Total	2916
\$80,000-\$89,999	0 / 1	0 / 4	0 / 0	7		
\$90,000- \$99,999	2 / 0	1 / 6	0 / 0	1	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	2 / 4	9 / 34	0 / 1	2	Conventional	2368
\$120,000-\$139,999	3 / 7	11 / 94	1 / 8	6	FHA	241
\$140,000-\$159,999	5 / 8	13 / 131	3 / 4	3	VA	196
\$160,000-\$179,999	10 / 4	26 / 129	7 / 3	0	Assumption	1
\$180,000-\$199,999	7 / 12	54 / 88	26 / 27	1	Cash	67
\$200,000-\$249,999	6 / 6	236 / 140	167 / 85	2	Owner Finance	0
\$250,000-\$299,999	1 / 0	221 / 65	292 / 12	0	All Other	40
\$300,000-\$399,999	1 / 0	137 / 2	462 / 0	3	Unreported	3
\$400,000-\$499,999	1 / 0	27 / 0	169 / 0	0	Total	2916
Over \$500,000	0 / 0	10 / 0	87 / 0	0		
Totals	41 / 44	745 / 695	1215 / 140	36		
Detach/Attach Totals	2001 / 879					
Grand Totals	2916					
Average Sold Prices	\$ 173,870 / \$ 159,593	\$ 265,236 / \$ 178,188	\$ 340,953 / \$ 212,454	\$ 124,492		
Last Year Avg Sold Prices	\$ 151,471 / \$ 122,161	\$ 208,480 / \$ 140,236	\$ 284,181 / \$ 175,667	\$ 84,092		
Average Sold % Change	14.79 % / 30.64 %	27.22 % / 27.06 %	19.98 % / 20.94 %	48.04 %		
Last Year Units Sold	50 / 58	667 / 651	1067 / 117	24		

	<u>2004</u>	<u>2003</u>	<u>% Change</u>					
Total Sold Dollar Volume:	\$ 784,076,265	\$ 570,801,379	37.36 %	<table border="1"> <tr> <th colspan="2">Total # of Listings that are New Construction</th> </tr> <tr> <td>Sold Listings:</td> <td>213</td> </tr> </table>	Total # of Listings that are New Construction		Sold Listings:	213
Total # of Listings that are New Construction								
Sold Listings:	213							
Average Sold Price:	\$ 268,887	\$ 216,705	24.08 %					
Median Sold Price:	\$ 250,000	\$ 196,000	27.55 %					
Total Units Sold:	2,916	2,634	10.71 %					
Detach/Attach Average Sold:	\$ 309,339 / \$ 182,715	\$ 252,159 / \$ 143,985	22.68 % / 26.90 %					
Average Days on Market:	30	31	-3.23 %					
Average List Price for Solds:	\$ 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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