

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

Saint Marys 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	0 / 0	1 / 1	0 / 0	0	1 -30 Days	974
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	31-61 Days	173
\$40,000-\$49,999	1 / 0	0 / 0	0 / 0	0	61 - 91 Days	89
\$50,000-\$59,999	1 / 0	0 / 2	0 / 0	1	91-120 Days	54
\$60,000-\$69,999	3 / 1	2 / 3	0 / 0	2	Over 120 Days	156
\$70,000-\$79,999	0 / 3	5 / 7	0 / 0	1	Total	1446
\$80,000-\$89,999	7 / 4	7 / 4	0 / 0	1		
\$90,000- \$99,999	3 / 3	8 / 5	0 / 0	2	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	4 / 8	19 / 11	1 / 2	3	Conventional	1121
\$120,000-\$139,999	7 / 12	30 / 29	4 / 1	6	FHA	86
\$140,000-\$159,999	7 / 4	32 / 23	3 / 0	1	VA	125
\$160,000-\$179,999	7 / 1	50 / 16	7 / 0	1	Assumption	0
\$180,000-\$199,999	2 / 1	74 / 5	21 / 0	1	Cash	67
\$200,000-\$249,999	9 / 2	194 / 6	111 / 0	0	Owner Finance	4
\$250,000-\$299,999	7 / 0	105 / 7	159 / 2	0	All Other	43
\$300,000-\$399,999	8 / 0	43 / 0	195 / 3	0	Unreported	0
\$400,000-\$499,999	0 / 0	15 / 0	60 / 0	0	Total	1446
Over \$500,000	1 / 0	14 / 0	34 / 0	0		
Totals	67 / 39	599 / 119	595 / 8	19		
Detach/Attach Totals	1261 / 166					
Grand Totals	1446					
Average Sold Prices	\$ 185,373 / \$ 123,087	\$ 229,792 / \$ 142,866	\$ 323,303 / \$ 237,699	\$ 112,783		
Last Year Avg Sold Prices	\$ 185,721 / \$ 125,213	\$ 194,212 / \$ 123,968	\$ 273,790 / \$ 150,433	\$ 92,781		
Average Sold % Change	-0.19 % / -1.70 %	18.32 % / 15.24 %	18.08 % / 58.01 %	21.56 %		
Last Year Units Sold	69 / 26	671 / 103	557 / 3	21		

	<u>2004</u>	<u>2003</u>	<u>% Change</u>					
Total Sold Dollar Volume:	\$ 368,276,166	\$ 314,055,762	17.26 %	<table border="1"> <tr> <td colspan="2">Total # of Listings that are New Construction</td> </tr> <tr> <td>Sold Listings:</td> <td>312</td> </tr> </table>	Total # of Listings that are New Construction		Sold Listings:	312
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Sold Listings:	312							
Average Sold Price:	\$ 254,686	\$ 216,590	17.59 %					
Median Sold Price:	\$ 237,950	\$ 197,634	20.40 %					
Total Units Sold:	1,446	1,450	-0.28 %					
Detach/Attach Average Sold:	\$ 271,555 / \$ 142,789	\$ 227,935 / \$ 124,815	19.14 % / 14.40 %					
Average Days on Market:	51	42	21.43 %					
Average List Price for Solds:	\$ 258,321	\$ 219,218	17.84 %					
Avg Sale Price as a percentage of Avg List Price:	98.59 %	98.80 %						

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

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