

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

Saint Marys County, MD

From: 04/01/2004 to 04/30/2004

Statistics generated on: 05/07/2004

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	74
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	12
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	1 / 0	0	61 - 91 Days	5
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 0	1	91-120 Days	5
\$60,000-\$69,999	1 / 0	0 / 0	0 / 0	0	1 / 0	0	Over 120 Days	14
\$70,000-\$79,999	0 / 0	1 / 1	0 / 0	0	0 / 3	0	Total	110
\$80,000-\$89,999	0 / 0	1 / 1	0 / 0	0	1 / 0	0		
\$90,000- \$99,999	0 / 1	0 / 1	0 / 0	0	2 / 1	0		
\$100,000-\$119,999	0 / 1	1 / 1	0 / 0	0	6 / 0	0	Type of Financing of Units Sold (No. of Units)	
\$120,000-\$139,999	0 / 2	4 / 2	0 / 0	0	4 / 5	1	Conventional	66
\$140,000-\$159,999	1 / 0	5 / 0	0 / 0	0	7 / 1	1	FHA	11
\$160,000-\$179,999	1 / 0	8 / 0	0 / 0	0	6 / 0	0	VA	15
\$180,000-\$199,999	1 / 1	11 / 0	4 / 0	0	17 / 1	0	Assumption	0
\$200,000-\$249,999	1 / 0	10 / 2	7 / 0	0	30 / 1	0	Cash	8
\$250,000-\$299,999	0 / 0	9 / 0	11 / 1	0	33 / 1	0	Owner Finance	1
\$300,000-\$399,999	1 / 0	6 / 0	4 / 0	0	44 / 0	0	All Other	3
\$400,000-\$499,999	0 / 0	3 / 0	2 / 0	0	24 / 0	0	Unreported	6
Over \$500,000	0 / 0	1 / 0	2 / 0	0	38 / 1	0	Total	110
Totals	6 / 5	60 / 8	30 / 1	0	228	3		
Detach/Attach Totals	96 / 14				214 / 14			
Grand Totals	110				231			
Average Sold Prices	\$ 180,117 / \$ 131,700	\$ 239,615 / \$ 133,550	\$ 290,739 / \$ 291,500	\$ 0				
Last Year Avg Sold Prices	\$ 289,950 / \$ 109,267	\$ 175,767 / \$ 140,879	\$ 257,150 / \$ 0	\$ 90,097				
Average Sold % Change	-37.88 % / 20.53 %	36.33 % / -5.20 %	13.06 % / N/A	N/A				
Last Year Units Sold	2 / 3	54 / 7	46 / 0	1				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	
Total Sold Dollar Volume:	\$ 26,198,197	\$ 23,304,252	12.42 %	Total Number of NEW listings taken for the month: 127
Average Sold Price:	\$ 238,165	\$ 206,232	15.48 %	
Median Sold Price:	\$ 215,250	\$ 192,575	11.77 %	Total # of Listings that are New Construction
Total Units Sold:	110	113	-2.65 %	Active Listings: 72
Detach/Attach Average Sold:	\$ 251,873 / \$ 144,171	\$ 214,708 / \$ 131,395	17.31 % / 9.72 %	Sold Listings: 24
Average Days on Market:	50	48	4.17 %	Total Number of Properties marked Contract for the month: 86
Average List Price for Sold:	\$ 241,629	\$ 206,770	16.86 %	Total Number of Properties marked Contingent for the month: 43
Avg Sale Price as a percentage of Avg List Price:	98.57 %	99.74 %		Total Number of NEW pendings
				(CONTRACTS + CONTINGENTS): 129