

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

Saint Marys County, MD

From: 08/01/2004 to 08/31/2004

Statistics generated on: 09/07/2004

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 / 1	0	1 -30 Days	106
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	1 / 0	0	31-61 Days	16
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	61 - 91 Days	5
\$50,000-\$59,999	1 / 0	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	5
\$60,000-\$69,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	Over 120 Days	17
\$70,000-\$79,999	0 / 0	0 / 2	0 / 0	0	0 / 0	0	Total	149
\$80,000-\$89,999	0 / 0	0 / 2	0 / 0	0	0 / 0	0		
\$90,000- \$99,999	0 / 1	2 / 1	0 / 0	0	2 / 1	0		
\$100,000-\$119,999	1 / 0	1 / 1	0 / 0	1	1 / 0	0	Type of Financing of Units Sold (No. of Units)	
\$120,000-\$139,999	1 / 2	7 / 1	2 / 0	0	2 / 4	1	Conventional	98
\$140,000-\$159,999	1 / 0	2 / 1	0 / 0	0	4 / 2	0	FHA	6
\$160,000-\$179,999	2 / 0	2 / 2	1 / 0	1	4 / 0	0	VA	10
\$180,000-\$199,999	0 / 0	9 / 0	3 / 0	0	12 / 1	0	Assumption	0
\$200,000-\$249,999	0 / 0	21 / 0	10 / 0	0	38 / 0	0	Cash	6
\$250,000-\$299,999	1 / 0	13 / 1	13 / 0	0	60 / 3	0	Owner Finance	0
\$300,000-\$399,999	1 / 0	7 / 0	23 / 1	0	67 / 0	0	All Other	1
\$400,000-\$499,999	0 / 0	0 / 0	3 / 0	0	36 / 1	0	Unreported	28
Over \$500,000	0 / 0	1 / 0	4 / 0	0	40 / 0	0	Total	149
Totals	8 / 3	65 / 11	59 / 1	2	280	1		
Detach/Attach Totals	132 / 15				267 / 13			
Grand Totals	149				281			
Average Sold Prices	\$ 174,855 / \$ 121,500	\$ 231,449 / \$ 124,882	\$ 322,510 / \$ 330,000	\$ 137,500				
Last Year Avg Sold Prices	\$ 193,400 / \$ 120,100	\$ 182,466 / \$ 120,612	\$ 310,238 / \$ 153,900	\$ 52,500				
Average Sold % Change	-9.59 % / 1.17 %	26.85 % / 3.54 %	3.96 % / 114.42 %	161.90 %				
Last Year Units Sold	10 / 3	83 / 11	55 / 1	1				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	Total Number of NEW listings taken for the month: 190
Total Sold Dollar Volume:	\$ 37,814,318	\$ 36,035,195	4.94 %	Total # of Listings that are New Construction
Average Sold Price:	\$ 253,787	\$ 219,727	15.50 %	
Median Sold Price:	\$ 239,900	\$ 193,201	24.17 %	Active Listings: 85
Total Units Sold:	149	164	-9.15 %	Sold Listings: 21
Detach/Attach Average Sold:	\$ 268,721 / \$ 137,880	\$ 230,688 / \$ 122,728	16.49 % / 12.35 %	Total Number of Properties marked Contract for the 121
Average Days on Market:	49	45	8.89 %	

Average List Price for Solds:	\$ 259,339	\$ 224,445	15.55 %	month:
Avg Sale Price as a percentage of Avg List Price:	97.86 %	97.90 %		Total Number of Properties
				marked Contingent for the month: <u>41</u>
				Total Number of NEW pendings
				(CONTRACTS + CONTINGENTS): 162

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