

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

Saint Marys County, MD

From: 03/01/2004 to 03/31/2004

Statistics generated on: 04/07/2004

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	57
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	11
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	1 / 0	0	61 - 91 Days	8
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 1	0	91-120 Days	6
\$60,000-\$69,999	1 / 0	0 / 0	0 / 0	0	0 / 0	0	Over 120 Days	21
\$70,000-\$79,999	0 / 1	1 / 0	0 / 0	0	2 / 3	0	Total	103
\$80,000-\$89,999	0 / 2	0 / 0	0 / 0	0	1 / 2	0		
\$90,000- \$99,999	1 / 0	2 / 0	0 / 0	1	1 / 0	0	<b>Type of Financing of Units Sold (No. of Units)</b>	
\$100,000-\$119,999	0 / 0	1 / 1	0 / 1	1	7 / 0	0	Conventional	69
\$120,000-\$139,999	0 / 1	2 / 4	0 / 0	0	4 / 7	1	FHA	6
\$140,000-\$159,999	0 / 0	3 / 0	1 / 0	0	5 / 1	1	VA	10
\$160,000-\$179,999	1 / 0	4 / 0	2 / 0	0	6 / 0	0	Assumption	0
\$180,000-\$199,999	0 / 0	7 / 0	2 / 0	0	25 / 1	0	Cash	4
\$200,000-\$249,999	1 / 0	15 / 0	14 / 0	0	17 / 2	0	Owner Finance	1
\$250,000-\$299,999	0 / 0	6 / 0	9 / 1	0	40 / 1	0	All Other	1
\$300,000-\$399,999	0 / 0	2 / 0	10 / 0	0	42 / 0	0	Unreported	12
\$400,000-\$499,999	0 / 0	1 / 0	2 / 0	0	16 / 0	0	Total	103
Over \$500,000	0 / 0	0 / 0	2 / 0	0	34 / 1	0		
Totals	4 / 4	44 / 5	42 / 2	2	220	2		
Detach/Attach Totals	90 / 11				201 / 19			
Grand Totals	103				222			
Average Sold Prices	\$ 138,500 / \$ 94,725	\$ 206,263 / \$ 127,200	\$ 281,935 / \$ 202,500	\$ 100,000				
Last Year Avg Sold Prices	\$ 131,227 / \$ 102,450	\$ 198,025 / \$ 104,933	\$ 238,624 / \$ 0	\$ 70,000				
Average Sold % Change	5.54 % / -7.54 %	4.16 % / 21.22 %	18.15 % / N/A	42.86 %				
Last Year Units Sold	5 / 2	51 / 9	42 / 0	2				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	<b>Total Number of NEW listings taken for the month: 168</b>	
<b>Total Sold Dollar Volume:</b>	\$ 23,090,716	\$ 22,066,929	4.64 %	<b>Total # of Listings that are New Construction</b>	
<b>Average Sold Price:</b>	\$ 224,182	\$ 198,801	12.77 %	<b>Active Listings:</b>	70
<b>Median Sold Price:</b>	\$ 212,000	\$ 190,000	11.58 %	<b>Sold Listings:</b>	18
<b>Total Units Sold:</b>	103	111	-7.21 %	<b>Total Number of Properties marked Contract for the month: 93</b>	
<b>Detach/Attach Average Sold:</b>	\$ 238,565 / \$ 129,082	\$ 212,017 / \$ 104,482	12.52 % / 23.54 %	<b>Total Number of Properties marked Contingent for the month: 33</b>	
<b>Average Days on Market:</b>	69	70	-1.43 %	<b>Total Number of NEW pendings</b>	
<b>Average List Price for Sold:</b>	\$ 227,930	\$ 204,798	11.30 %	<b>(CONTRACTS + CONTINGENTS): 126</b>	
<b>Avg Sale Price as a percentage of Avg List Price:</b>	98.36 %	97.07 %			

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

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