

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

Saint Marys County, MD

From: 05/01/2004 to 05/31/2004

Statistics generated on: 06/07/2004

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	83
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	0 / 0	0	31-61 Days	14
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	61 - 91 Days	5
\$50,000-\$59,999	0 / 0	0 / 1	0 / 0	0	0 / 0	0	91-120 Days	3
\$60,000-\$69,999	0 / 0	0 / 0	0 / 0	0	1 / 1	0	Over 120 Days	16
\$70,000-\$79,999	0 / 0	2 / 0	0 / 0	0	0 / 3	0	Total	121
\$80,000-\$89,999	0 / 1	0 / 1	0 / 0	0	1 / 0	0		
\$90,000- \$99,999	1 / 0	0 / 0	0 / 0	0	2 / 0	0	Type of Financing of Units Sold (No. of Units)	
\$100,000-\$119,999	0 / 0	2 / 0	0 / 0	1	5 / 3	0	Conventional	87
\$120,000-\$139,999	1 / 1	2 / 5	0 / 0	0	5 / 3	2	FHA	4
\$140,000-\$159,999	1 / 0	4 / 2	0 / 0	0	7 / 0	0	VA	8
\$160,000-\$179,999	0 / 0	8 / 0	1 / 0	0	4 / 0	0	Assumption	0
\$180,000-\$199,999	0 / 0	10 / 0	1 / 0	0	8 / 0	0	Cash	5
\$200,000-\$249,999	1 / 0	10 / 2	12 / 0	0	40 / 1	0	Owner Finance	0
\$250,000-\$299,999	0 / 0	8 / 0	19 / 0	0	35 / 2	0	All Other	1
\$300,000-\$399,999	1 / 0	2 / 0	10 / 0	0	53 / 0	0	Unreported	16
\$400,000-\$499,999	0 / 0	2 / 0	5 / 0	0	21 / 0	0	Total	121
Over \$500,000	0 / 0	2 / 0	2 / 0	0	38 / 0	0		
Totals	5 / 2	52 / 11	50 / 0	1	233	2		
Detach/Attach Totals	107 / 13				220 / 13			
Grand Totals	121				235			
Average Sold Prices	\$ 195,720 / \$ 105,150	\$ 224,364 / \$ 141,743	\$ 306,548 / \$ 0	\$ 114,000				
Last Year Avg Sold Prices	\$ 306,780 / \$ 142,633	\$ 202,225 / \$ 115,400	\$ 272,709 / \$ 0	\$ 89,750				
Average Sold % Change	-36.20 % / -26.28 %	10.95 % / 22.83 %	12.41 % / N/A	27.02 %				
Last Year Units Sold	5 / 3	60 / 5	42 / 0	2				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>
Total Sold Dollar Volume:	\$ 29,856,394	\$ 26,305,593	13.50 %
Average Sold Price:	\$ 246,747	\$ 224,834	9.75 %
Median Sold Price:	\$ 230,000	\$ 202,433	13.62 %
Total Units Sold:	121	117	3.42 %
Detach/Attach Average Sold:	\$ 261,429 / \$ 136,113	\$ 234,778 / \$ 125,612	11.35 % / 8.36 %
Average Days on Market:	51	52	-1.92 %
Average List Price for Solds:	\$ 249,846	\$ 223,940	11.57 %
Avg Sale Price as a percentage of Avg List Price:	98.76 %	100.40 %	

Total Number of NEW listings taken for the month: 148	
Total # of Listings that are New Construction	
Active Listings:	77
Sold Listings:	26
Total Number of Properties marked Contract for the month: 94	
Total Number of Properties marked Contingent for the month: 35	
Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 129	

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