

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

Saint Marys County, MD From: 10/01/2004 to 10/31/2004

Statistics generated on: 11/08/2004

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 / 1	0 / 0	0	0 / 0	0	1 -30 Days	82
\$30,000-\$39,000	0 / 0	0 / 0	0 / 0	0	1 / 0	0	31-61 Days	13
\$40,000-\$49,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	61 - 91 Days	7
\$50,000-\$59,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	91-120 Days	6
\$60,000-\$69,999	0 / 0	1 / 0	0 / 0	0	0 / 0	0	Over 120 Days	14
\$70,000-\$79,999	0 / 0	0 / 0	0 / 0	0	0 / 0	0	Total	122
\$80,000-\$89,999	0 / 0	1 / 0	0 / 0	0	0 / 1	0		
\$90,000- \$99,999	1 / 0	1 / 0	0 / 0	1	1 / 0	0	<b>Type of Financing of Units Sold (No. of Units)</b>	
\$100,000-\$119,999	0 / 1	0 / 0	0 / 0	1	2 / 2	0	Conventional	93
\$120,000-\$139,999	1 / 1	3 / 1	0 / 0	0	3 / 1	0	FHA	3
\$140,000-\$159,999	0 / 1	1 / 3	0 / 0	0	1 / 1	0	VA	7
\$160,000-\$179,999	0 / 0	0 / 4	0 / 0	0	9 / 3	0	Assumption	0
\$180,000-\$199,999	0 / 0	8 / 1	0 / 0	0	9 / 1	0	Cash	4
\$200,000-\$249,999	0 / 0	16 / 0	6 / 0	0	29 / 0	0	Owner Finance	0
\$250,000-\$299,999	1 / 0	11 / 0	20 / 0	0	58 / 2	0	All Other	4
\$300,000-\$399,999	2 / 0	6 / 0	14 / 0	0	72 / 0	0	Unreported	11
\$400,000-\$499,999	0 / 0	1 / 0	5 / 0	0	38 / 1	0	Total	122
Over \$500,000	0 / 0	2 / 0	6 / 0	0	38 / 0	0		
Totals	5 / 3	51 / 10	51 / 0	2	273	0		
Detach/Attach Totals	107 / 13				261 / 12			
Grand Totals	122				273			
Average Sold Prices	\$ 232,573 / \$ 129,333	\$ 246,883 / \$ 146,955	\$ 365,070 / \$ 0	\$ 98,750				
Last Year Avg Sold Prices	\$ 178,950 / \$ 149,700	\$ 206,752 / \$ 144,175	\$ 272,393 / \$ 107,500	\$ 145,940				
Average Sold % Change	29.97 % / -13.61 %	19.41 % / 1.93 %	34.02 % / N/A	-32.34 %				
Last Year Units Sold	5 / 2	58 / 8	50 / 1	2				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	
<b>Total Sold Dollar Volume:</b>	\$ 34,427,540	\$ 28,358,209	21.40 %	<b>Total Number of NEW listings taken for the month: 148</b>
<b>Average Sold Price:</b>	\$ 282,193	\$ 225,065	25.38 %	
<b>Median Sold Price:</b>	\$ 264,022	\$ 211,000	25.13 %	<b>Total # of Listings that are New Construction</b>
<b>Total Units Sold:</b>	122	126	-3.17 %	
<b>Detach/Attach Average Sold:</b>	\$ 302,547 / \$ 142,888	\$ 234,567 / \$ 141,845	28.98 % / 0.74 %	<b>Active Listings:</b> 85
<b>Average Days on Market:</b>	58	39	48.72 %	<b>Sold Listings:</b> 37
<b>Average List Price for Sold:</b>	\$ 287,864	\$ 229,358	25.51 %	<b>Total Number of Properties marked Contract for the month: 88</b>
<b>Avg Sale Price as a percentage of Avg List Price:</b>	98.03 %	98.13 %		<b>Total Number of Properties marked Contingent for the month: 37</b>
				<b>Total Number of NEW pendings</b>
				<b>(CONTRACTS + CONTINGENTS): 125</b>

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