

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

Saint Marys County, MD

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

Statistics generated on: 02/09/2004

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	44
\$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	8
\$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	2 / 0	0	Over 120 Days	17
\$70,000-\$79,999	0 / 1	0 / 1	0 / 0	0	1 / 3	0	Total	86
\$80,000-\$89,999	1 / 0	1 / 0	0 / 0	1	0 / 3	0		
\$90,000- \$99,999	0 / 0	1 / 0	0 / 0	0	0 / 0	0		
\$100,000-\$119,999	2 / 0	3 / 3	0 / 1	0	5 / 1	0	<b>Type of Financing of Units Sold (No. of Units)</b>	
\$120,000-\$139,999	0 / 0	1 / 4	0 / 0	0	5 / 6	0	Conventional	48
\$140,000-\$159,999	1 / 0	2 / 0	0 / 0	0	5 / 1	3	FHA	10
\$160,000-\$179,999	0 / 0	10 / 1	0 / 0	0	3 / 1	0	VA	6
\$180,000-\$199,999	0 / 0	3 / 0	1 / 0	0	7 / 0	0	Assumption	0
\$200,000-\$249,999	0 / 0	10 / 0	14 / 0	0	24 / 4	0	Cash	2
\$250,000-\$299,999	0 / 0	3 / 1	9 / 0	0	52 / 1	0	Owner Finance	0
\$300,000-\$399,999	0 / 0	0 / 0	6 / 0	0	32 / 2	0	All Other	1
\$400,000-\$499,999	0 / 0	0 / 0	4 / 0	0	13 / 0	0	Unreported	19
Over \$500,000	0 / 0	0 / 0	0 / 0	0	18 / 0	0	Total	86
Totals	4 / 1	34 / 11	34 / 1	1	189	3		
Detach/Attach Totals	72 / 13				167 / 22			
Grand Totals	86				192			
Average Sold Prices	\$ 115,350 / \$ 75,000	\$ 183,208 / \$ 132,818	\$ 284,762 / \$ 114,195	\$ 80,000				
Last Year Avg Sold Prices	\$ 115,250 / \$ 107,000	\$ 189,754 / \$ 110,433	\$ 260,893 / \$ 0	\$ 0				
Average Sold % Change	0.09 % / -29.91 %	-3.45 % / 20.27 %	9.15 % / N/A	N/A				
Last Year Units Sold	2 / 1	53 / 6	38 / 0	0				

	<u>2004</u>	<u>2003</u>	<u>% Change</u>	<b>Total Number of NEW listings taken for the month: 91</b>	
<b>Total Sold Dollar Volume:</b>	\$ 18,102,575	\$ 20,970,986	-13.68 %	<b>Total # of Listings that are New Construction</b>	
<b>Average Sold Price:</b>	\$ 210,495	\$ 209,710	0.37 %	<b>Active Listings:</b>	76
<b>Median Sold Price:</b>	\$ 205,783	\$ 193,250	6.49 %	<b>Sold Listings:</b>	27
<b>Total Units Sold:</b>	86	100	-14.00 %	<b>Total Number of Properties marked Contract for the month: 77</b>	
<b>Detach/Attach Average Sold:</b>	\$ 227,394 / \$ 126,938	\$ 217,219 / \$ 109,943	4.68 % / 15.46 %	<b>Total Number of Properties marked Contingent for the month: 19</b>	
<b>Average Days on Market:</b>	76	56	35.71 %	<b>Total Number of NEW pendings</b>	
<b>Average List Price for Solds:</b>	\$ 213,494	\$ 212,520	0.46 %	<b>(CONTRACTS + CONTINGENTS): 96</b>	
<b>Avg Sale Price as a percentage of Avg List Price:</b>	98.60 %	98.68 %			