

# Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend Indicator - Detach/Attach

Calvert County, MD

From: 01/01/2004 to 12/31/2004

Statistics generated on: 02/15/2005

Price Class	Residential Unit Sales Number of Bedrooms				Time on Market	
	2 Or Less Detach/Attach	3 Detach/Attach	4 or More Detach/Attach	Condo Coop and Ground Rent	of Units Sold (No. of Units)	
Under \$30,000	0 / 0	1 / 0	0 / 0	1	1 -30 Days	980
\$30,000-\$39,000	1 / 0	0 / 0	0 / 0	0	31-61 Days	263
\$40,000-\$49,999	1 / 0	0 / 0	1 / 0	0	61 - 91 Days	119
\$50,000-\$59,999	0 / 0	1 / 0	0 / 0	0	91-120 Days	77
\$60,000-\$69,999	1 / 0	0 / 0	0 / 0	0	Over 120 Days	189
\$70,000-\$79,999	0 / 0	0 / 0	0 / 0	0	Total	1628
\$80,000-\$89,999	4 / 0	0 / 0	0 / 0	0		
\$90,000- \$99,999	1 / 0	0 / 0	0 / 0	0	<b>Type of Financing of Units Sold (No. of Units)</b>	
\$100,000-\$119,999	12 / 1	3 / 0	0 / 0	0	Conventional	1257
\$120,000-\$139,999	9 / 0	22 / 1	3 / 0	0	FHA	122
\$140,000-\$159,999	15 / 0	55 / 1	6 / 0	0	VA	84
\$160,000-\$179,999	11 / 1	78 / 3	10 / 0	0	Assumption	0
\$180,000-\$199,999	10 / 3	99 / 9	34 / 0	3	Cash	111
\$200,000-\$249,999	3 / 7	186 / 26	104 / 8	13	Owner Finance	5
\$250,000-\$299,999	2 / 4	102 / 30	74 / 6	11	All Other	48
\$300,000-\$399,999	7 / 0	86 / 9	176 / 0	7	Unreported	1
\$400,000-\$499,999	5 / 0	35 / 2	137 / 0	3	Total	1628
Over \$500,000	3 / 0	26 / 0	144 / 8	3		
Totals	85 / 16	694 / 81	689 / 22	41		
Detach/Attach Totals	1468 / 119					
Grand Totals	1628					
Average Sold Prices	\$ 200,180 / \$ 215,234	\$ 252,164 / \$ 250,807	\$ 382,637 / \$ 367,539	\$ 287,523		
Last Year Avg Sold Prices	\$ 171,634 / \$ 179,523	\$ 218,999 / \$ 216,209	\$ 326,373 / \$ 274,910	\$ 226,600		
Average Sold % Change	16.63 % / 19.89 %	15.14 % / 16.00 %	17.24 % / 33.69 %	26.89 %		
Last Year Units Sold	110 / 13	697 / 83	725 / 20	19		

	<u>2004</u>	<u>2003</u>	<u>% Change</u>					
<b>Total Sold Dollar Volume:</b>	\$ 499,287,203	\$ 438,225,295	13.93 %	<table border="1"> <tr> <td colspan="2"><b>Total # of Listings that are New Construction</b></td> </tr> <tr> <td><b>Sold Listings:</b></td> <td>270</td> </tr> </table>	<b>Total # of Listings that are New Construction</b>		<b>Sold Listings:</b>	270
<b>Total # of Listings that are New Construction</b>								
<b>Sold Listings:</b>	270							
<b>Average Sold Price:</b>	\$ 306,687	\$ 262,882	16.66 %					
<b>Median Sold Price:</b>	\$ 259,900	\$ 232,000	12.03 %					
<b>Total Units Sold:</b>	1,628	1,667	-2.34 %					
<b>Detach/Attach Average Sold:</b>	\$ 310,391 / \$ 267,605	\$ 266,412 / \$ 222,218	16.51 % / 20.42 %					
<b>Average Days on Market:</b>	53	55	-3.64 %					
<b>Average List Price for Solds:</b>	\$ 312,316	\$ 268,435	16.35 %					
<b>Avg Sale Price as a percentage of Avg List Price:</b>	98.20 %	97.93 %						

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

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