

Metropolitan Regional Information Systems, Inc. Real Estate Trend Indicator - Detached/Attached Report - <\$30K to >\$500K

Charles County, MD

From: 08/01/2008 to 08/31/2008

Statistics generated on: 09/09/2008

| 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 1 | 1 | 1-30 Days | 16 |
| \$30,000-\$39,000 | 0 0 | 0 0 | 0 0 | 0 | 0 0 | 0 | 31-60 Days | 13 |
| \$40,000-\$49,999 | 0 0 | 0 0 | 0 0 | 0 | 0 0 | 5 | 61-90 Days | 13 |
| \$50,000-\$59,999 | 0 0 | 0 0 | 0 0 | 0 | 0 0 | 0 | 91-120 Days | 14 |
| \$60,000-\$69,999 | 0 0 | 0 0 | 0 0 | 0 | 0 0 | 0 | Over 120 Days | 41 |
| \$70,000-\$79,999 | 0 0 | 0 0 | 0 0 | 0 | 0 1 | 1 | Total | 97 |
| \$80,000-\$89,999 | 0 0 | 0 0 | 0 0 | 1 | 0 0 | 0 | Type of Financing of Units Sold (No. of Units) | |
| \$90,000-\$99,999 | 0 0 | 0 0 | 0 0 | 1 | 0 1 | 5 | | |
| \$100,000-\$119,999 | 0 0 | 0 0 | 0 0 | 1 | 1 1 | 7 | Conventional | 29 |
| \$120,000-\$139,999 | 0 0 | 0 1 | 0 0 | 0 | 4 2 | 7 | FHA | 41 |
| \$140,000-\$159,999 | 0 1 | 0 0 | 0 0 | 0 | 4 5 | 2 | VA | 14 |
| \$160,000-\$179,999 | 0 0 | 0 1 | 0 0 | 0 | 4 10 | 2 | Assumption | 7 |
| \$180,000-\$199,999 | 0 0 | 1 3 | 0 0 | 0 | 15 23 | 0 | Cash | 4 |
| \$200,000-\$249,999 | 0 2 | 4 8 | 2 0 | 0 | 101 119 | 12 | Owner Finance | 0 |
| \$250,000-\$299,999 | 0 0 | 5 2 | 7 4 | 1 | 167 75 | 10 | All Other | 2 |
| \$300,000-\$399,999 | 0 0 | 5 1 | 20 0 | 2 | 417 50 | 5 | Unreported | 0 |
| \$400,000-\$499,999 | 0 0 | 1 0 | 14 0 | 0 | 276 5 | 2 | Total | 97 |
| Over \$500,000 | 0 0 | 0 0 | 9 0 | 0 | 243 1 | 2 | | |
| Totals | 0 3 | 16 16 | 52 4 | 6 | 1526 | 61 | | |
| Detach/Attach Totals | 68 23 | | | | 1232 | 294 | | |
| Grand Totals | 97 | | | | 1587 | | | |
| Average Sold Prices | \$ 0 \$ 207,500 | \$ 291,419 \$ 215,829 | \$ 393,928 \$ 267,825 | \$ 204,222 | | | | |
| Last Year Avg Sold Prices | \$ 292,400 \$ 254,000 | \$ 341,122 \$ 259,043 | \$ 413,887 \$ 290,857 | \$ 228,083 | | | | |
| Average Sold % Change | N/A - 18.31 % | - 14.57 % - 16.68 % | - 4.82 % - 7.92 % | - 10.46 % | | | | |
| Last Year Units Sold | 5 1 | 34 39 | 83 7 | 6 | | | | |

| | 2008 | 2007 | % Change | Total Number of NEW listings taken for the month: 306 | |
|--|-------------------------|-------------------------|----------------------|---|-----|
| Total Sold Dollar Volume: | \$ 31,519,369 | \$ 61,173,981 | - 48.48 % | Total # of Listings that are New Construction | |
| Average Sold Price: | \$ 324,942 | \$ 349,566 | - 7.04 % | Active Listings: | 270 |
| Median Sold Price: | \$ 310,000 | \$ 340,000 | - 8.82 % | Sold Listings: | 15 |
| Total Units Sold: | 97 | 175 | - 44.57 % | Total Number of Properties marked Contract for the month: 96 | |
| Detach/Attach Average Sold: | \$ 369,809 \$ 223,785 | \$ 388,629 \$ 263,674 | - 4.84 % - 15.13 % | Total Number of Properties marked Contingent for the month: 30 | |
| Average Days on Market: | 145 | 110 | 31.82 % | Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 126 | |
| Average List Price for Solds: | \$ 353,774 | \$ 367,490 | - 3.73 % | | |
| Avg Sale Price as a percentage of Avg List Price: | 91.85 % | 95.12 % | | | |

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

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