

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

Saint Marys 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 0	0	1 - 30 Days	31
\$30,000-\$39,000	0 0	0 0	0 0	0	0 0	0	31-60 Days	18
\$40,000-\$49,999	0 0	0 0	0 0	0	0 0	2	61 - 90 Days	8
\$50,000-\$59,999	0 0	1 0	0 0	0	0 0	1	91-120 Days	7
\$60,000-\$69,999	1 0	0 0	0 0	0	0 0	0	Over 120 Days	38
\$70,000-\$79,999	0 0	0 0	0 0	0	0 1	1	Total	102
\$80,000-\$89,999	0 0	0 0	0 0	0	1 0	0	Type of Financing of Units Sold (No. of Units)	
\$90,000- \$99,999	0 0	0 0	0 0	0	1 0	0		
\$100,000-\$119,999	0 0	1 0	0 0	0	1 6	1		
\$120,000-\$139,999	1 0	2 0	0 0	0	7 4	0		
\$140,000-\$159,999	0 0	1 0	0 0	0	11 6	3		
\$160,000-\$179,999	0 0	1 1	0 0	2	13 7	6		
\$180,000-\$199,999	0 0	1 1	1 0	0	15 12	3		
\$200,000-\$249,999	0 0	13 5	1 0	0	63 21	7	Conventional	58
\$250,000-\$299,999	0 0	9 3	10 0	0	165 18	2	FHA	24
\$300,000-\$399,999	1 0	4 0	20 0	0	314 14	0	VA	11
\$400,000-\$499,999	1 0	0 0	11 0	0	163 2	0	Assumption	4
Over \$500,000	0 0	3 0	7 0	0	137 7	1	Cash	5
Totals	4 0	36 10	50 0	2	989	27	Owner Finance	0
Detach/Attach Totals	90 10				891	98	All Other	0
Grand Totals	102				1016		Unreported	0
Average Sold Prices	\$ 238,925 \$ 0	\$ 263,500 \$ 235,780	\$ 388,611 \$ 0	\$ 171,000				
Last Year Avg Sold Prices	\$ 242,633 \$ 225,933	\$ 285,744 \$ 217,310	\$ 412,338 \$ 0	\$ 296,000				
Average Sold % Change	- 1.53 % N/A	- 7.78 % 8.50 %	- 5.75 % N/A	- 42.23 %				
Last Year Units Sold	3 3	43 8	50 0	5				

	<u>2008</u>	<u>2007</u>	<u>% Change</u>
Total Sold Dollar Volume:	\$ 32,572,052	\$ 37,528,057	- 13.21 %
Average Sold Price:	\$ 319,334	\$ 335,072	- 4.70 %
Median Sold Price:	\$ 297,500	\$ 324,950	- 8.45 %
Total Units Sold:	102	112	- 8.93 %
Detach/Attach Average Sold:	\$ 331,914 \$ 235,780	\$ 350,331 \$ 219,662	- 5.26 % 7.34 %
Average Days on Market:	101	98	3.06 %
Average List Price for Solds:	\$ 348,773	\$ 352,836	- 1.15 %
Avg Sale Price as a percentage of Avg List Price:	91.56 %	94.97 %	

Total Number of NEW listings taken for the month: 181	
Total # of Listings that are New Construction	
Active Listings:	292
Sold Listings:	12
Total Number of Properties marked Contract for the month: 59	
Total Number of Properties marked Contingent for the month: 16	
Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 75	

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

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