

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

Saint Marys County, MD

From: 12/01/2008 to 12/31/2008

Statistics generated on: 01/07/2009

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	21
\$30,000-\$39,000	0   0	0   0	0   0	0	0   1	0	31-60 Days	10
\$40,000-\$49,999	0   0	0   0	0   0	0	0   0	3	61 - 90 Days	9
\$50,000-\$59,999	0   0	0   0	0   0	0	0   0	1	91-120 Days	3
\$60,000-\$69,999	0   0	0   0	0   0	0	0   0	0	Over 120 Days	23
\$70,000-\$79,999	0   0	1   0	0   0	0	0   1	1	Total	66
\$80,000-\$89,999	0   0	1   0	0   0	0	1   0	0	<b>Type of Financing of Units Sold (No. of Units)</b>	
\$90,000- \$99,999	0   0	0   0	0   0	0	1   1	0		
\$100,000-\$119,999	0   0	2   0	0   0	0	8   8	0	Conventional	33
\$120,000-\$139,999	0   0	1   0	0   0	0	4   7	0	FHA	13
\$140,000-\$159,999	0   0	1   1	1   0	1	11   4	4	VA	14
\$160,000-\$179,999	0   0	0   0	0   0	1	13   3	7	Assumption	3
\$180,000-\$199,999	0   0	2   2	2   0	1	18   15	2	Cash	1
\$200,000-\$249,999	0   0	5   2	0   1	0	64   21	8	Owner Finance	0
\$250,000-\$299,999	1   0	8   0	6   0	0	142   13	2	All Other	2
\$300,000-\$399,999	0   0	4   0	9   0	1	305   9	0	Unreported	0
\$400,000-\$499,999	0   0	0   0	6   0	0	124   1	0	Total	66
Over \$500,000	0   0	1   0	5   0	0	135   8	0		
Totals	1   0	26   5	29   1	4	918	28		
Detach/Attach Totals	56   6				826   92			
Grand Totals	66				946			
Average Sold Prices	\$ 279,900   \$ 0	\$ 240,771   \$ 200,786	\$ 393,154   \$ 234,000	\$ 212,125				
Last Year Avg Sold Prices	\$ 307,500   \$ 177,450	\$ 258,283   \$ 215,006	\$ 387,792   \$ 0	\$ 179,900				
Average Sold % Change	- 8.98 %   N/A	- 6.78 %   - 6.61 %	1.38 %   N/A	17.91 %				
Last Year Units Sold	2   2	22   7	34   0	1				

  

	<u>2008</u>	<u>2007</u>	<u>% Change</u>
<b>Total Sold Dollar Volume:</b>	\$ 20,027,831	\$ 21,522,006	- 6.94 %
<b>Average Sold Price:</b>	\$ 303,452	\$ 316,500	- 4.12 %
<b>Median Sold Price:</b>	\$ 277,450	\$ 294,450	- 5.77 %
<b>Total Units Sold:</b>	66	68	- 2.94 %
<b>Detach/Attach Average Sold:</b>	\$ 320,382   \$ 206,322	\$ 335,899   \$ 206,660	- 4.62 %   - 0.16 %
<b>Average Days on Market:</b>	120	96	25.00 %
<b>Average List Price for Solds:</b>	\$ 326,426	\$ 336,678	- 3.05 %
<b>Avg Sale Price as a percentage of Avg List Price:</b>	92.96 %	94.01 %	

  

Total Number of NEW listings taken for the month: 99	
<b>Total # of Listings that are New Construction</b>	
Active Listings:	317
Sold Listings:	18
<b>Total Number of Properties marked Contract for the month: 41</b>	
<b>Total Number of Properties marked Contingent for the month: 14</b>	
<b>Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 55</b>	

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

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