

**Metropolitan Regional Information Systems, Inc. Real Estate Trend Indicator -
Detached/Attached Report - <\$100K to >\$5M Format**

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 \$100,000	0 0	2 0	0 0	0	2 3	5	1 -30 Days	21
\$100,000 - 149,999	0 0	4 0	0 0	0	15 16	3	31-60 Days	10
\$150,000 - 199,999	0 0	2 3	3 0	3	39 21	10	61 - 90 Days	9
\$200,000 - 249,999	0 0	5 2	0 1	0	64 21	8	91-120 Days	3
\$250,000 - 299,999	1 0	8 0	6 0	0	142 13	2	Over 120 Days	23
\$300,000 - 349,999	0 0	4 0	4 0	1	158 5	0	Total	66
\$350,000 - 399,999	0 0	0 0	5 0	0	147 4	0	Type of Financing of Units Sold (No. of Units)	
\$400,000 - 449,999	0 0	0 0	2 0	0	75 0	0	Conventional	33
\$450,000 - 499,999	0 0	0 0	4 0	0	49 1	0	FHA	13
\$500,000 - 599,999	0 0	0 0	2 0	0	58 3	0	VA	14
\$600,000 - 699,999	0 0	1 0	2 0	0	24 0	0	Assumption	3
\$700,000 - 799,999	0 0	0 0	0 0	0	16 1	0	Cash	1
\$800,000 - 899,999	0 0	0 0	0 0	0	9 0	0	Owner Finance	0
\$900,000 - 999,999	0 0	0 0	0 0	0	7 0	0	All Other	2
\$1,000,000 - 2,499,999	0 0	0 0	1 0	0	15 2	0	Unreported	0
\$2,500,000 - 4,999,999	0 0	0 0	0 0	0	5 2	0	Total	66
\$5,000,000 & Over	0 0	0 0	0 0	0	1 0	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>	Total Number of NEW listings taken for the month: 99	
Total Sold Dollar Volume:	\$ 20,027,831	\$ 21,522,006	- 6.94 %	Total # of Listings that are New Construction	
Average Sold Price:	\$ 303,452	\$ 316,500	- 4.12 %	Active Listings:	317
Median Sold Price:	\$ 277,450	\$ 294,450	- 5.77 %	Sold Listings:	18
Total Units Sold:	66	68	- 2.94 %	Total Number of Properties marked Contract for the month: 41	
Detach/Attach Average Sold: \$ 320,382 \$ 206,322	\$ 335,899 \$ 206,660	- 4.62 % - 0.16 %		Total Number of Properties marked Contingent for the month: 14	
Average Days on Market:	120	96	25.00 %	Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 55	
Average List Price for Solds:	\$ 326,426	\$ 336,678	- 3.05 %		
Avg Sale Price as a percentage of Avg List Price:	92.96 %	94.01 %			

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

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