

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

Saint Marys County, MD

From: 02/01/2008 to 02/29/2008

Statistics generated on: 03/06/2008

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 \$100,000	0 0	3 0	0 0	0	1 0	5	1 - 30 Days	12
\$100,000 - 149,999	0 0	0 0	0 0	0	7 9	1	31-60 Days	7
\$150,000 - 199,999	0 1	5 4	0 0	1	38 14	8	61 - 90 Days	5
\$200,000 - 249,999	2 0	5 2	1 0	0	57 29	3	91-120 Days	8
\$250,000 - 299,999	0 0	7 1	2 0	0	112 21	1	Over 120 Days	38
\$300,000 - 349,999	0 0	3 1	7 0	1	137 5	1	Total	70
\$350,000 - 399,999	1 0	2 1	6 0	0	155 9	0		
\$400,000 - 449,999	0 0	1 0	5 0	0	77 0	0	Type of Financing of Units Sold (No. of Units)	
\$450,000 - 499,999	0 0	1 0	2 0	0	79 2	0	Conventional	38
\$500,000 - 599,999	1 0	0 0	1 0	0	74 1	0	FHA	5
\$600,000 - 699,999	0 0	1 0	0 0	0	31 2	0	VA	14
\$700,000 - 799,999	0 0	0 0	2 0	0	14 0	0	Assumption	8
\$800,000 - 899,999	0 0	0 0	0 0	0	9 0	0	Cash	4
\$900,000 - 999,999	0 0	0 0	0 0	0	7 0	0	Owner Finance	0
\$1,000,000 - 2,499,999	0 0	0 0	0 0	0	14 0	0	All Other	1
\$2,500,000 - 4,999,999	0 0	0 0	0 0	0	4 0	0	Unreported	0
\$5,000,000 & Over	0 0	0 0	0 0	0	0 0	0	Total	70
Totals	4 1	28 9	26 0	2	908	19		
Detach/Attach Totals	58 10				816	92		
Grand Totals	70				927			
Average Sold Prices	\$ 335,000 \$ 199,900	\$ 264,912 \$ 240,201	\$ 399,096 \$ 0	\$ 249,500				
Last Year Avg Sold Prices	\$ 350,000 \$ 205,800	\$ 335,773 \$ 201,080	\$ 414,084 \$ 0	\$ 180,500				
Average Sold % Change	- 4.29 % - 2.87 %	- 21.10 % 19.46 %	- 3.62 % N/A	38.23 %				
Last Year Units Sold	1 4	37 9	49 0	3				

	2008	2007	% Change
Total Sold Dollar Volume:	\$ 21,998,224	\$ 36,238,116	- 39.30 %
Average Sold Price:	\$ 314,260	\$ 351,826	- 10.68 %
Median Sold Price:	\$ 301,075	\$ 325,000	- 7.36 %
Total Units Sold:	70	103	- 32.04 %
Detach/Attach Average Sold:	\$ 329,897 \$ 236,171	\$ 380,042 \$ 202,532	- 13.19 % 16.61 %
Average Days on Market:	157	114	37.72 %
Average List Price for Solds:	\$ 346,310	\$ 371,743	- 6.84 %
Avg Sale Price as a percentage of Avg List Price:	90.75 %	94.64 %	

Total Number of NEW listings taken for the month: 186	
Total # of Listings that are New Construction	
Active Listings:	260
Sold Listings:	13
Total Number of Properties marked Contract for the month: 47	
Total Number of Properties marked Contingent for the month: 18	
Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 65	

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

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