

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

Saint Marys County, MD

From: 09/01/2008 to 09/30/2008

Statistics generated on: 10/08/2008

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	0   0	1   0	0	1   1	4	1 -30 Days	21
\$100,000 - 149,999	0   0	1   0	1   0	1	19   10	0	31-60 Days	14
\$150,000 - 199,999	4   1	3   6	1   0	0	38   22	11	61 - 90 Days	12
\$200,000 - 249,999	2   0	7   1	2   1	0	60   24	7	91-120 Days	9
\$250,000 - 299,999	1   1	10   1	5   0	0	160   17	2	Over 120 Days	29
\$300,000 - 349,999	0   0	9   0	8   0	0	153   9	0	Total	85
\$350,000 - 399,999	0   0	2   0	6   0	0	169   6	0	Type of Financing of Units Sold (No. of Units)	
\$400,000 - 449,999	0   0	1   0	2   0	0	89   0	0	Conventional	26
\$450,000 - 499,999	0   0	0   0	2   0	0	64   1	0	FHA	24
\$500,000 - 599,999	0   0	1   0	2   0	0	62   3	0	VA	14
\$600,000 - 699,999	0   0	1   0	0   0	0	23   0	0	Assumption	7
\$700,000 - 799,999	0   0	0   0	0   0	0	17   0	0	Cash	12
\$800,000 - 899,999	0   0	0   0	0   0	0	7   1	0	Owner Finance	0
\$900,000 - 999,999	0   0	0   0	1   0	0	9   0	0	All Other	2
\$1,000,000 - 2,499,999	0   0	0   0	0   0	0	14   2	0	Unreported	0
\$2,500,000 - 4,999,999	0   0	0   0	0   0	0	4   1	0	Total	85
\$5,000,000 & Over	0   0	0   0	0   0	0	1   0	0		
Totals	7   2	35   8	31   1	1	987	24		
Detach/Attach Totals	73   11				890   97			
Grand Totals	85				1011			
Average Sold Prices	\$ 212,414   \$ 224,125	\$ 288,738   \$ 194,105	\$ 351,116   \$ 235,900	\$ 145,000				
Last Year Avg Sold Prices	\$ 402,500   \$ 407,500	\$ 321,343   \$ 225,780	\$ 413,232   \$ 0	\$ 179,900				
Average Sold % Change	- 47.23 %   - 45.00 %	- 10.15 %   - 14.03 %	- 15.03 %   N/A	- 19.40 %				
Last Year Units Sold	2   1	27   5	36   0	1				

  

	2008	2007	% Change
<b>Total Sold Dollar Volume:</b>	\$ 24,859,325	\$ 26,073,940	- 4.66 %
Average Sold Price:	\$ 292,463	\$ 362,138	- 19.24 %
Median Sold Price:	\$ 275,000	\$ 324,500	- 15.25 %
Total Units Sold:	85	72	18.06 %
Detach/Attach Average Sold:	\$ 307,909   \$ 203,363	\$ 374,733   \$ 256,067	- 17.83 %   - 20.58 %
Average Days on Market:	121	134	- 9.70 %
Average List Price for Solds:	\$ 311,877	\$ 390,758	- 20.19 %
Avg Sale Price as a percentage of Avg List Price:	93.77 %	92.68 %	

  

Total Number of NEW listings taken for the month: 206	
<b>Total # of Listings that are New Construction</b>	
Active Listings:	297
Sold Listings:	15
<b>Total Number of Properties marked Contract for the month: 72</b>	
<b>Total Number of Properties marked Contingent for the month: 13</b>	
<b>Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 85</b>	

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

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