

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

Charles County, MD

From: 05/01/2009 to 05/31/2009

Statistics generated on: 06/08/2009

| Price Class               | Residential Unit Sales<br>Number of Bedrooms |                         |                               |                                  | Active Listings              |                                  | Time on Market                                       |     |
|---------------------------|--|-------------------------|-------------------------------|----------------------------------|------------------------------|----------------------------------|--|-----|
|                           | 2 Or Less<br>Detach/Attach                   | 3<br>Detach/Attach      | 4<br>or More<br>Detach/Attach | Condo<br>Coop and<br>Ground Rent | Residential<br>Detach/Attach | Condo<br>Coop and<br>Ground Rent | of Units Sold<br>(No. of Units)                      |     |
| Under \$30,000            | 0   0  | 0   0                   | 0   0                         | 0                                | 0   0                        | 1                                | 1 -30 Days   | 24  |
| \$30,000-\$39,000         | 0   0  | 0   0                   | 0   0                         | 0                                | 0   0                        | 0                                | 31-60 Days   | 21  |
| \$40,000-\$49,999         | 0   0  | 0   0                   | 0   0                         | 0                                | 0   0                        | 1                                | 61 - 90 Days   | 12  |
| \$50,000-\$59,999         | 0   0  | 0   0                   | 0   0                         | 0                                | 0   0                        | 0                                | 91-120 Days  | 8   |
| \$60,000-\$69,999         | 0   0  | 0   0                   | 0   0                         | 0                                | 0   0                        | 0                                | Over 120 Days  | 54  |
| \$70,000-\$79,999         | 0   0  | 0   0                   | 0   0                         | 0                                | 0   0                        | 2                                | Total  | 119 |
| \$80,000-\$89,999         | 0   0  | 1   0                   | 0   0                         | 0                                | 2   1                        | 4                                | Type of Financing<br>of Units Sold<br>(No. of Units) |     |
| \$90,000- \$99,999        | 0   0  | 0   0                   | 0   0                         | 0                                | 3   4                        | 6                                |  |     |
| \$100,000-\$119,999       | 0   0  | 0   1                   | 1   0                         | 0                                | 5   6                        | 7                                | Conventional   | 20  |
| \$120,000-\$139,999       | 0   0  | 1   3                   | 0   0                         | 0                                | 3   13                       | 6                                | FHA  | 48  |
| \$140,000-\$159,999       | 0   0  | 0   1                   | 0   1                         | 0                                | 10   16                      | 4                                | VA   | 34  |
| \$160,000-\$179,999       | 0   0  | 5   4                   | 2   0                         | 0                                | 18   23                      | 1                                | Assumption   | 8   |
| \$180,000-\$199,999       | 0   0  | 2   1                   | 0   1                         | 0                                | 30   41                      | 1                                | Cash   | 7   |
| \$200,000-\$249,999       | 2   1  | 10   6                  | 5   1                         | 0                                | 86   78                      | 5                                | Owner Finance  | 0   |
| \$250,000-\$299,999       | 0   0  | 9   0                   | 17   0                        | 1                                | 174   53                     | 8                                | All Other  | 2   |
| \$300,000-\$399,999       | 0   0  | 7   0                   | 24   0                        | 0                                | 319   12                     | 7                                | Unreported   | 0   |
| \$400,000-\$499,999       | 0   0  | 0   0                   | 6   0                         | 0                                | 165   0                      | 2                                | Total  | 119 |
| Over \$500,000            | 0   0  | 0   0                   | 6   0                         | 0                                | 119   2                      | 0                                |  |     |
| Totals                    | 2   1  | 35   16                 | 61   3                        | 1                                | 1183                         | 55                               |  |     |
| Detach/Attach Totals      | 98   20                                      |                         |                               |                                  | 934   249                    |                                  |  |     |
| Grand Totals              | 119  |                         |                               |                                  | 1238                         |                                  |  |     |
| Average Sold Prices       | \$ 234,000   \$ 210,000                      | \$ 247,050   \$ 180,928 | \$ 334,695   \$ 182,000       | \$ 284,950                       |                              |                                  |  |     |
| Last Year Avg Sold Prices | \$ 350,000   \$ 170,000                      | \$ 311,152   \$ 255,209 | \$ 364,515   \$ 224,725       | \$ 32,000                        |                              |                                  |  |     |
| Average Sold % Change     | - 33.14 %   23.53 %                          | - 20.60 %   - 29.11 %   | - 8.18 %   - 19.01 %          | 790.47 %                         |                              |                                  |  |     |
| Last Year Units Sold      | 1   2  | 27   21                 | 50   4                        | 1                                |                              |                                  |  |     |

|  | 2009                    | 2008                    | % Change              | Total Number of NEW listings<br>taken for the month: 264                  |     |
|--|-------------------------|-------------------------|-----------------------|---|-----|
| <b>Total Sold Dollar Volume:</b>                             | \$ 33,466,939           | \$ 33,607,138           | - 0.42 %              | <b>Total # of Listings that are New Construction</b>                      |     |
| <b>Average Sold Price:</b>                                   | \$ 281,235              | \$ 317,048              | - 11.30 %             | <b>Active Listings:</b>   | 204 |
| <b>Median Sold Price:</b>                                    | \$ 276,000              | \$ 327,450              | - 15.71 %             | <b>Sold Listings:</b>   | 12  |
| <b>Total Units Sold:</b>                                     | 119                     | 106                     | 12.26 %               | <b>Total Number of Properties<br/>marked Contract for the month: 102</b>  |     |
| <b>Detach/Attach Average Sold:</b>                           | \$ 301,338   \$ 182,542 | \$ 345,857   \$ 244,381 | - 12.87 %   - 25.30 % | <b>Total Number of Properties<br/>marked Contingent for the month: 38</b> |     |
| <b>Average Days on Market:</b>                               | 163                     | 132                     | 23.48 %               | <b>Total Number of NEW pendings<br/>(CONTRACTS + CONTINGENTS): 140</b>    |     |
| <b>Average List Price for Solds:</b>                         | \$ 309,264              | \$ 344,640              | - 10.26 %             |   |     |
| <b>Avg Sale Price as a<br/>percentage of Avg List Price:</b> | 90.94 %                 | 91.99 %                 |                       |   |     |

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

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