

Calvert, MD

Monthly Market Statistics - Detached vs. Attached Format
December-2010

Sold Summary

	Dec-2010	Dec-2009	% Change
Sold Dollar Volume	\$23,967,237	\$30,977,213	-22.63%
Avg Sold Price	\$319,563	\$356,060	-10.25%
Median Sold Price	\$309,000	\$329,900	-6.34%
Units Sold	75	87	-13.79%
Avg Days on Market	137	139	-1.31%
Avg List Price for Solds	\$353,111	\$382,343	-7.65%
Avg Sold to Avg List Ratio	90.5%	93.1%	-2.82%
Attached Avg Sold Price	\$311,648	\$273,836	13.81%
Detached Avg Sold Price	\$323,207	\$364,176	-11.25%
Attached Units Sold	3	8	-62.5%
Detached Units Sold	69	77	-10.39%

Inventory

Active Listings	868
New Listings	88
New Under Contracts	45
New Contingents	17
New Pendings	62

Days on Market (Sold)

1-30 Days	15
31-60 Days	14
61-90 Days	9
91-120 Days	8
Over 120 Days	29

Financing (Sold)

Assumption	2
Cash	8
Conventional	24
FHA	21
Other	2
Owner	0
VA	18

New Construction

Active Listings	213
Sold Listings	12

Sold Detail

Price Ranges	Residential						CCGR ¹	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		CCGR ¹
	Detached	Attached	Detached	Attached	Detached	Attached	All	Detached	Attached	All
Under \$100,000	2	0	1	0	0	0	0	11	0	1
\$100,000 - \$149,999	2	0	2	0	1	0	0	36	3	0
\$150,000 - \$199,999	0	0	3	0	2	0	1	85	3	3
\$200,000 - \$249,999	0	0	5	0	5	0	1	102	13	4
\$250,000 - \$299,999	0	0	6	1	2	0	0	101	15	6
\$300,000 - \$349,999	0	0	5	2	8	0	1	90	5	5
\$350,000 - \$399,999	0	0	2	0	6	0	0	91	1	3
\$400,000 - \$449,999	0	0	0	0	5	0	0	71	1	3
\$450,000 - \$499,999	0	0	1	0	2	0	0	73	1	0
\$500,000 - \$599,999	0	0	2	0	5	0	0	65	0	0
\$600,000 - \$699,999	0	0	0	0	0	0	0	29	2	0
\$700,000 - \$799,999	0	0	0	0	1	0	0	13	0	0
\$800,000 - \$899,999	0	0	0	0	1	0	0	8	0	0
\$900,000 - \$999,999	0	0	0	0	0	0	0	5	0	0
\$1,000,000 - \$2,499,999	0	0	0	0	0	0	0	17	0	1
\$2,500,000 - \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000 & Over	0	0	0	0	0	0	0	0	0	0
Total	4	0	27	3	38	0	3	798	44	26
Avg Sold Price	\$100,250	0	\$280,297	\$311,648	\$377,165	0	\$243,667			
Prev Year - Avg Sold Price	\$180,000	\$315,000	\$243,064	\$263,037	\$441,289	\$245,500	\$372,500			
Average Sold % Change	-44.31%	-100%	15.32%	18.48%	-14.53%	-100%	-34.59%			
Prev Year - # of Solds	3	2	26	5	48	1	2			

¹ Condo Coop and/or Ground Rent