

## Saint Marys, MD

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

### Sold Summary

	Dec-2010	Dec-2009	% Change
Sold Dollar Volume	\$21,556,585	\$20,535,374	4.97%
Avg Sold Price	\$287,421	\$289,231	-.63%
Median Sold Price	\$260,000	\$274,000	-5.11%
Units Sold	75	71	5.63%
Avg Days on Market	82	129	-36.16%
Avg List Price for Solds	\$307,784	\$306,030	.57%
Avg Sold to Avg List Ratio	93.4%	94.5%	-1.19%
Attached Avg Sold Price	\$170,748	\$197,488	-13.54%
Detached Avg Sold Price	\$298,532	\$304,296	-1.89%
Attached Units Sold	4	8	-50%
Detached Units Sold	69	59	16.95%

### Inventory

Active Listings	676
New Listings	103
New Under Contracts	48
New Contingents	24
New Pendings	72

### Days on Market (Sold)

1-30 Days	31
31-60 Days	9
61-90 Days	9
91-120 Days	9
Over 120 Days	17

### Financing (Sold)

Assumption	2
Cash	5
Conventional	33
FHA	12
Other	1
Owner	1
VA	17

### New Construction

Active Listings	154
Sold Listings	30

### Sold Detail

Price Ranges	Residential						CCGR <sup>1</sup>	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		CCGR <sup>1</sup>
	Detached	Attached	Detached	Attached	Detached	Attached	All	Detached	Attached	All
Under \$100,000	1	0	1	0	0	0	1	20	12	4
\$100,000 - \$149,999	0	1	4	1	1	0	0	30	17	8
\$150,000 - \$199,999	0	0	3	0	0	0	1	55	30	7
\$200,000 - \$249,999	0	0	11	2	4	0	0	79	9	3
\$250,000 - \$299,999	0	0	5	0	11	0	0	96	7	0
\$300,000 - \$349,999	1	0	2	0	2	0	0	83	2	0
\$350,000 - \$399,999	0	0	1	0	11	0	0	69	1	1
\$400,000 - \$449,999	0	0	0	0	3	0	0	39	0	0
\$450,000 - \$499,999	0	0	0	0	3	0	0	26	0	0
\$500,000 - \$599,999	0	0	1	0	3	0	0	27	2	0
\$600,000 - \$699,999	1	0	0	0	0	0	0	18	0	1
\$700,000 - \$799,999	0	0	0	0	0	0	0	7	0	0
\$800,000 - \$899,999	0	0	0	0	0	0	0	9	0	0
\$900,000 - \$999,999	0	0	0	0	0	0	0	2	0	0
\$1,000,000 - \$2,499,999	0	0	0	0	0	0	0	7	0	0
\$2,500,000 - \$4,999,999	0	0	0	0	0	0	0	5	0	0
\$5,000,000 & Over	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>28</b>	<b>3</b>	<b>38</b>	<b>0</b>	<b>2</b>	<b>572</b>	<b>80</b>	<b>24</b>
Avg Sold Price	\$331,667	\$119,000	\$230,959	\$187,997	\$345,706	0	\$137,450			
Prev Year - Avg Sold Price	\$64,500	\$190,550	\$236,042	\$199,800	\$375,606	0	\$250,498			
Average Sold % Change	414.21%	-37.55%	-2.15%	-5.91%	-7.96%	0	-45.13%			
Prev Year - # of Solds	5	2	19	6	35	0	4			

<sup>1</sup> Condo Coop and/or Ground Rent