

March 2013

Charles County, MD

Sold Summary

	Mar 2013	Mar 2012	% Change
Sold Dollar Volume	\$37,063,486	\$28,697,224	29.15%
Avg Sold Price	\$239,119	\$239,144	-0.01%
Median Sold Price	\$226,900	\$235,000	-3.45%
Units Sold	155	120	29.17%
Avg Days on Market	90	127	-29.13%
Avg List Price for Solds	\$243,588	\$246,171	-1.05%
Avg SP to OLP Ratio	93.8%	91.8%	2.21%
Ratio of Avg SP to Avg OLP	94.2%	91.4%	3.11%
Attached Avg Sold Price	\$142,749	\$150,010	-4.84%
Detached Avg Sold Price	\$267,227	\$255,911	4.42%
Attached Units Sold	35	19	84.21%
Detached Units Sold	120	101	18.81%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Mar 2013	Mar 2012	% Change
Active Listings	618	736	-16.03%
New Listings	259	258	0.39%
New Under Contracts	114	116	-1.72%
New Contingents	119	102	16.67%
New Pending	233	218	6.88%
All Pending	552	468	17.95%

Financing (Sold)

Assumption	0
Cash	28
Conventional	31
FHA	44
Other	17
Owner	1
VA	34

Days on Market (Sold)

0	5
1 to 10	23
11 to 20	22
21 to 30	10
31 to 60	24
61 to 90	13
91 to 120	16
121 to 180	16
181 to 360	23
361 to 720	3
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	3	3	8
\$50K to \$99,999	2	1	1	8	1	0	0	6	4	6
\$100K to \$149,999	2	3	10	10	1	1	0	15	15	3
\$150K to \$199,999	0	0	16	2	3	2	2	59	16	4
\$200K to \$299,999	0	0	11	5	30	1	0	131	27	0
\$300K to \$399,999	0	0	2	0	27	0	0	153	2	1
\$400K to \$499,999	0	0	0	0	9	0	0	99	0	0
\$500K to \$599,999	0	0	0	0	4	0	0	20	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	26	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	4	40	25	76	4	2	529	67	22
Avg Sold Price	\$78,188	\$109,750	\$190,584	\$139,025	\$317,515	\$177,400	\$186,000			
Prev Year - Avg Sold Price	\$197,267	\$153,000	\$203,693	\$156,149	\$295,289	\$163,750	\$113,250			
Avg Sold % Change	-60.36%	-28.27%	-6.44%	-10.97%	7.53%	8.34%	64.24%			
Prev Year - # of Solds	6	1	37	13	58	2	3			

Active Detail