

September 2012

Saint Marys County, MD

Sold Summary

	Sep 2012	Sep 2011	% Change
Sold Dollar Volume	\$33,436,043	\$22,211,170	50.54%
Avg Sold Price	\$315,434	\$274,212	15.03%
Median Sold Price	\$289,950	\$254,500	13.93%
Units Sold	106	81	30.86%
Avg Days on Market	98	80	22.50%
Avg List Price for Solds	\$323,466	\$278,186	16.28%
Avg SP to OLP Ratio	94.1%	93.7%	0.45%
Ratio of Avg SP to Avg OLP	94.4%	94.4%	0.03%
Attached Avg Sold Price	\$182,035	\$198,528	-8.31%
Detached Avg Sold Price	\$330,881	\$288,681	14.62%
Attached Units Sold	11	13	-15.38%
Detached Units Sold	95	68	39.71%

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

	Sep 2012	Sep 2011	% Change
Active Listings	611	635	-3.78%
New Listings	112	119	-5.88%
New Under Contracts	38	45	-15.56%
New Contingents	31	20	55.00%
New Pendings	69	65	6.15%
All Pendings	208	161	29.19%

Financing (Sold)

Assumption	0
Cash	9
Conventional	37
FHA	15
Other	13
Owner	0
VA	32

Days on Market (Sold)

0	7
1 to 10	6
11 to 20	11
21 to 30	12
31 to 60	18
61 to 90	12
91 to 120	12
121 to 180	14
181 to 360	10
361 to 720	3
721+	1

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	1	0	1	0	0	0	0	6	1	0
\$50K to \$99,999	2	0	1	0	1	0	1	13	7	3
\$100K to \$149,999	1	0	1	1	0	0	1	20	15	9
\$150K to \$199,999	0	1	10	2	0	0	1	54	18	9
\$200K to \$299,999	1	0	13	4	15	0	0	155	15	5
\$300K to \$399,999	1	0	6	0	18	0	0	135	4	0
\$400K to \$499,999	2	0	1	0	13	0	0	53	2	0
\$500K to \$599,999	0	0	1	0	1	0	0	38	0	0
\$600K to \$799,999	0	0	3	0	0	0	0	30	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	12	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	6	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	8	1	37	7	50	0	3	523	62	26
Avg Sold Price	\$223,125	\$165,000	\$285,968	\$210,770	\$381,357	\$0	\$120,667			
Prev Year - Avg Sold Price	\$205,500	\$299,000	\$217,657	\$191,207	\$349,502	\$0	\$187,000			
Avg Sold % Change	8.58%	-44.82%	31.38%	10.23%	9.11%	0.00%	-35.47%			
Prev Year - # of Solds	4	1	27	9	37	0	3			

Active Detail