

March 2013

Saint Marys County, MD

Sold Summary

	Mar 2013	Mar 2012	% Change
Sold Dollar Volume	\$21,339,095	\$18,101,543	17.89%
Avg Sold Price	\$260,233	\$266,199	-2.24%
Median Sold Price	\$254,400	\$236,700	7.48%
Units Sold	82	68	20.59%
Avg Days on Market	122	106	15.09%
Avg List Price for Solds	\$264,904	\$273,170	-3.03%
Avg SP to OLP Ratio	93.9%	95.2%	-1.44%
Ratio of Avg SP to Avg OLP	95.1%	95.0%	0.06%
Attached Avg Sold Price	\$186,059	\$180,755	2.93%
Detached Avg Sold Price	\$270,535	\$290,381	-6.83%
Attached Units Sold	10	15	-33.33%
Detached Units Sold	72	53	35.85%

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	597	597	0.00%
New Listings	189	173	9.25%
New Under Contracts	53	84	-36.90%
New Contingents	34	31	9.68%
New Pending	87	115	-24.35%
All Pending	209	204	2.45%

Financing (Sold)

Assumption	0
Cash	10
Conventional	30
FHA	10
Other	12
Owner	0
VA	20

Days on Market (Sold)

0	8
1 to 10	10
11 to 20	6
21 to 30	6
31 to 60	5
61 to 90	13
91 to 120	9
121 to 180	8
181 to 360	11
361 to 720	4
721+	2

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	8	1	0
\$50K to \$99,999	1	0	2	1	0	0	0	14	16	3
\$100K to \$149,999	0	0	5	1	0	0	2	28	9	8
\$150K to \$199,999	1	0	3	1	1	0	1	44	16	7
\$200K to \$299,999	0	1	22	3	16	0	0	139	20	2
\$300K to \$399,999	0	0	1	0	12	0	0	134	4	0
\$400K to \$499,999	0	0	1	0	7	0	0	66	1	0
\$500K to \$599,999	0	0	0	0	0	0	0	40	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	21	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	10	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	2	1	34	6	36	0	3	510	67	20
Avg Sold Price	\$112,500	\$230,000	\$218,776	\$195,265	\$328,197	\$0	\$153,000			
Prev Year - Avg Sold Price	\$220,000	\$0	\$251,012	\$175,883	\$340,537	\$336,417	\$163,391			
Avg Sold % Change	-48.86%	0.00%	-12.84%	11.02%	-3.62%	0.00%	-6.36%			
Prev Year - # of Solds	2	0	27	7	24	1	7			

Active Detail