

March 2013

20732, Chesapeake Beach, MD

Sold Summary

	Mar 2013	Mar 2012	% Change
Sold Dollar Volume	\$5,693,082	\$2,580,083	120.65%
Avg Sold Price	\$355,818	\$322,510	10.33%
Median Sold Price	\$317,500	\$296,500	7.08%
Units Sold	16	8	100.00%
Avg Days on Market	170	159	6.92%
Avg List Price for Solds	\$359,329	\$328,908	9.25%
Avg SP to OLP Ratio	92.8%	96.0%	-3.35%
Ratio of Avg SP to Avg OLP	90.7%	96.6%	-6.11%
Attached Avg Sold Price	\$301,286	\$291,092	3.50%
Detached Avg Sold Price	\$388,536	\$332,983	16.68%
Attached Units Sold	6	2	200.00%
Detached Units Sold	10	6	66.67%

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	71	82	-13.41%
New Listings	18	23	-21.74%
New Under Contracts	3	10	-70.00%
New Contingents	6	5	20.00%
New Pendings	9	15	-40.00%
All Pendings	31	33	-6.06%

Financing (Sold)

Assumption	0
Cash	1
Conventional	7
FHA	2
Other	2
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	4
91 to 120	0
121 to 180	1
181 to 360	3
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	0	2	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	3	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	5	1	0
\$200K to \$299,999	0	1	0	2	2	1	1	18	7	5
\$300K to \$399,999	0	0	1	0	1	0	0	13	3	3
\$400K to \$499,999	0	0	0	0	5	0	0	6	1	0
\$500K to \$599,999	0	0	0	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	1	1	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	1	1	2	9	2	1	49	14	8
Avg Sold Price	\$0	\$205,000	\$320,000	\$229,820	\$396,152	\$444,039	\$255,000			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$332,983	\$291,092	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	18.97%	52.54%	0.00%			
Prev Year - # of Solds	0	0	0	0	6	2	0			

Active Detail