## February 2014

Saint Marys County, MD

## Sold Summary

|  | Feb 2014 | Feb 2013 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,185,146$ | $\$ 20,979,289$ | $-27.62 \%$ |
| Avg Sold Price | $\$ 248,937$ | $\$ 268,965$ | $-7.45 \%$ |
| Median Sold Price | $\$ 229,000$ | $\$ 266,400$ | $-14.04 \%$ |
| Units Sold | 61 | 78 | $-21.79 \%$ |
| Avg Days on Market | 133 | 111 | $19.82 \%$ |
| Avg List Price for Solds | $\$ 255,932$ | $\$ 277,902$ | $-7.91 \%$ |
| Avg SP to OLP Ratio | $92.5 \%$ | $92.5 \%$ | $-0.02 \%$ |
| Ratio of Avg SP to Avg OLP | $94.3 \%$ | $92.0 \%$ | $2.40 \%$ |
| Attached Avg Sold Price | $\$ 157,286$ | $\$ 166,227$ | $-5.38 \%$ |
| Detached Avg Sold Price | $\$ 260,818$ | $\$ 287,645$ | $-9.33 \%$ |
| Attached Units Sold | 7 | 12 | $-41.67 \%$ |
| Detached Units Sold | 54 | 66 | $-18.18 \%$ |

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

|  | Feb 2014 | Feb 2013 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 661 | 533 | $24.02 \%$ |
| New Listings | 157 | 154 | $1.95 \%$ |
| New Under Contracts | 62 | 59 | $5.08 \%$ |
| New Contingents | 51 | 41 | $24.39 \%$ |
| New Pendings | 113 | 100 | $13.00 \%$ |
| All Pendings | 215 | 220 | $-2.27 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 7 |
| Conventional | 21 |
| FHA | 10 |
| Other | 6 |
| Owner | 0 |
| VA | 17 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :---: |
| 1 to 10 | 3 |
| 11 to 20 | 4 |
| 21 to 30 | 0 |
| 31 to 60 | 10 |
| 61 to 90 | 6 |
| 91 to 120 | 9 |
| 121 to 180 | 12 |
| 181 to 360 | 10 |
| 361 to 720 | 4 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop <br> All <br> Attached | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  |  | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 4 | 2 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 22 | 12 | 1 |
| \$100K to \$149,999 | 1 | 0 | 4 | 0 | 1 | 0 | 2 | 25 | 10 | 13 |
| \$150K to \$199,999 | 1 | 0 | 7 | 1 | 0 | 0 | 0 | 55 | 15 | 10 |
| \$200K to \$299,999 | 1 | 0 | 14 | 2 | 5 | 0 | 1 | 157 | 37 | 7 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 165 | 2 | 0 |
| \$400K to \$499,999 | 1 | 0 | 1 | 0 | 6 | 0 | 0 | 64 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 22 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 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 | 5 | 0 | 27 | 4 | 22 | 0 | 3 | 552 | 78 | 31 |
| Avg Sold Price | \$194,500 | \$0 | \$209,559 | \$158,125 | \$338,798 | \$0 | \$156,167 |  |  |  |
| Prev Year - Avg Sold Price | \$39,000 | \$123,000 | \$260,319 | \$119,333 | \$319,873 | \$219,900 | \$184,832 |  |  |  |
| Avg Sold \% Change | 398.72\% | 0.00\% | -19.50\% | 32.51\% | 5.92\% | 0.00\% | -15.51\% |  |  |  |
| Prev Year - \# of Solds | 1 | 1 | 31 | 3 | 34 | 1 | 7 |  |  |  |

$\therefore \begin{aligned} & \text { REA } \\ & \text { BU } \\ & \text { INT }\end{aligned}$

