## August 2014

Saint Marys County, MD

## Sold Summary

|  | Aug 2014 | Aug 2013 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 32,799,333$ | $\$ 25,817,011$ | $27.05 \%$ |
| Avg Sold Price | $\$ 282,753$ | $\$ 280,620$ | $0.76 \%$ |
| Median Sold Price | $\$ 267,000$ | $\$ 271,825$ | $-1.78 \%$ |
| Units Sold | 116 | 92 | $26.09 \%$ |
| Avg Days on Market | 103 | 61 | $68.85 \%$ |
| Avg List Price for Solds | $\$ 288,321$ | $\$ 287,061$ | $0.44 \%$ |
| Avg SP to OLP Ratio | $93.6 \%$ | $92.9 \%$ | $0.69 \%$ |
| Ratio of Avg SP to Avg OLP | $94.5 \%$ | $93.7 \%$ | $0.83 \%$ |
| Attached Avg Sold Price | $\$ 170,899$ | $\$ 178,414$ | $-4.21 \%$ |
| Detached Avg Sold Price | $\$ 308,931$ | $\$ 295,951$ | $4.39 \%$ |
| Attached Units Sold | 22 | 12 | $83.33 \%$ |
| Detached Units Sold | 94 | 80 | $17.50 \%$ |

## 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

|  | Aug 2014 | Aug 2013 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 824 | 684 | $20.47 \%$ |
| New Listings | 191 | 174 | $9.77 \%$ |
| New Under Contracts | 73 | 63 | $15.87 \%$ |
| New Contingents | 36 | 48 | $-25.00 \%$ |
| New Pendings | 109 | 111 | $-1.80 \%$ |
| All Pendings | 242 | 234 | $3.42 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 21 |
| Conventional | 54 |
| FHA | 7 |
| Other | 14 |
| Owner | 0 |
| VA | 22 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 18 |
| 11 to 20 | 13 |
| 21 to 30 | 6 |
| 31 to 60 | 26 |
| 61 to 90 | 15 |
| 91 to 120 | 3 |
| 121 to 180 | 15 |
| 181 to 360 | 14 |
| 361 to 720 | 7 |
| $721+$ | 1 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 5 | 0 | 0 |
| \$50K to \$99,999 | 2 | 0 | 1 | 3 | 1 | 0 | 1 | 18 | 9 | 5 |
| \$100K to \$149,999 | 0 | 1 | 4 | 4 | 1 | 0 | 1 | 30 | 14 | 12 |
| \$150K to \$199,999 | 0 | 1 | 4 | 0 | 2 | 0 | 2 | 65 | 25 | 8 |
| \$200K to \$299,999 | 0 | 1 | 21 | 5 | 14 | 0 | 2 | 209 | 41 | 4 |
| \$300K to \$399,999 | 1 | 0 | 3 | 1 | 14 | 0 | 0 | 192 | 3 | 0 |
| \$400K to \$499,999 | 0 | 0 | 4 | 0 | 16 | 0 | 0 | 92 | 2 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 42 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 24 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 10 | 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 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Total | 3 | 3 | 40 | 13 | 51 | 0 | 6 | 701 | 94 | 29 |
| Avg Sold Price | \$152,667 | \$171,880 | \$246,187 | \$171,306 | \$367,335 | \$0 | \$169,528 |  |  |  |
| Prev Year - Avg Sold Price | \$150,071 | \$128,900 | \$245,459 | \$196,543 | \$369,328 | \$0 | \$159,067 |  |  |  |
| Avg Sold \% Change | 1.73\% | 33.34\% | 0.30\% | -12.84\% | -0.54\% | 0.00\% | 6.58\% |  |  |  |
| Prev Year - \# of Solds | 7 | 1 | 35 | 7 | 38 | 0 | 4 |  |  |  |

