

Residential Real Estate Indicators - Bestgate Corridor & Cape St. Claire  
October 2008

Home Price Indexes	Aug-08	Jul-08	% Change	Aug-07	% Change
S&P/Case-Shiller - Washington DC Metro	194.9	195.5	-0.3%	230.2	-15.4%
Baltimore Metro	199.5	199.1	0.2%	206.1	-3.2%
Anne Arundel County	196.8	200.7	-1.9%	208.5	-5.6%
Annapolis	219.2	228.7	-4.1%	214.2	2.3%

Anne Arundel County	Oct-08	Sep-08	% Change	Oct-07	% Change
Total Volume	\$132,330,760	\$156,630,704	-15.5%	\$168,161,351	-21.3%
Units Sold	348	388	-10.3%	401	-13.2%
Pending Sales	489	432	13.2%	451	8.4%
New Listings	771	889	-13.3%	927	-16.8%
Active Listings	4,100	4,552	-9.9%	4,484	-8.6%
Months of Inventory ("MOI")	11.8	11.7	0.4%	11.2	5.4%
Days On Market	152	136	11.8%	123	23.6%
Average Sold Price ("ASP")	\$380,261	\$403,687	-5.8%	\$419,355	-9.3%
Average List Price ("ALP")	\$426,461	\$466,403	-8.6%	\$454,159	-6.1%
ALP to ASP Ratio	89.17%	86.55%	3.0%	92.34%	-3.4%

Annapolis	Oct-08	Sep-08	% Change	Oct-07	% Change
Total Volume	\$29,072,445	\$41,519,573	-30.0%	\$34,092,066	-14.7%
Units Sold	68	75	-9.3%	64	6.3%
Pending Sales	113	125	-9.6%	111	1.8%
New Listings	160	194	-17.5%	186	-14.0%
Active Listings	925	977	-5.3%	954	-3.0%
Months of Inventory ("MOI")	13.6	13.0	4.4%	14.9	-8.7%
Days On Market	158	160	-1.4%	133	18.2%
Average Sold Price ("ASP")	\$427,536	\$553,594	-22.8%	\$532,689	-19.7%
Average List Price ("ALP")	\$449,396	\$590,003	-23.8%	\$555,213	-19.1%
ALP to ASP Ratio	95.14%	93.83%	1.4%	95.94%	-0.8%

Bestgate Corridor	Oct-08	Sep-08	% Change	Oct-07	% Change
Total Volume	\$1,435,000	\$1,077,900	33.1%	\$1,486,810	-3.5%
Units Sold	5	4	25.0%	5	0.0%
Pending Sales	9				
New Listings	7	7	0.0%	17	-58.8%
Active Listings	26				
Months of Inventory ("MOI")	5.2				
Days On Market	145.0	87.0	66.7%	74.6	94.4%
Average Sold Price ("ASP")	\$287,000	\$269,475	6.5%	\$297,362	-3.5%
Average List Price ("ALP") for Solds	\$304,960	\$285,925	6.7%	\$318,080	-4.1%
ALP to ASP Ratio	94.11%	94.25%	-0.1%	93.49%	0.7%

Cape St. Claire	Oct-08	Sep-08	% Change	Oct-07	% Change
Total Volume	\$3,108,000	\$1,635,000	90.1%	\$2,559,400	21.4%
Units Sold	8	3	166.7%	5	60.0%
Pending Sales	10				
New Listings	6	6	0.0%	8	-25.0%
Active Listings	52				
Months of Inventory ("MOI")	6.5				
Days On Market	254.0	120.0	111.7%	98.0	159.2%
Average Sold Price ("ASP")	\$388,500	\$545,000	-28.7%	\$511,880	-24.1%
Average List Price ("ALP") for Solds	\$405,529	\$568,000	-28.6%	\$535,780	-24.3%
ALP to ASP Ratio	95.80%	95.95%	-0.2%	95.54%	0.3%

Foreclosure Statistics	Oct-08	Sep-08	% Change	Oct-07	% Change
Pre-Foreclosure	338	327	3.4%	116	191.4%
Auction	86	75	14.7%	391	-78.0%
Bank Owned	382	397	-3.8%	151	153.0%

Building Permits	Jul-08	Jun-08	% Change	Jul-07	% Change
Permits Buildings	2	106	-98.1%	305	-99.3%
Permits Units	2	106	-98.1%	305	-99.3%

Interest Rates (Month over Month)	Oct-08	Sep-08	% Change	Oct-07	% Change
Nat'l Avg Monthly Contract Mtg Rate	6.2%	5.9%	4.5%	6.6%	-6.1%

SOURCES: Metropolitan Regional Information Systems, Inc., Standard & Poor's, RealtyTrac, Inc., U.S. Census Bureau, and Mortgage-X.com. Information deemed reliable but not guaranteed.