

**Residential Real Estate Indicators - Anne Arundel County and Annapolis
December 2008**

Home Price Indexes	Oct-08	Sep-08	% Change	Oct-07	% Change
S&P/Case-Shiller - Washington DC Metro	184.9	189.9	-2.6%	227.6	-18.7%
Baltimore Metro	193.9	197.9	-2.0%	198.3	-2.2%
Anne Arundel County	190.2	192.9	-1.4%	206.0	-7.7%
Annapolis	195.6	209.1	-6.5%	218.0	-10.3%

Anne Arundel County	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$109,792,750	\$100,101,191	9.7%	\$158,792,028	-30.9%
Units Sold	301	266	13.2%	401	-24.9%
Pending Sales	252	471	-46.5%	412	-38.8%
New Listings	442	634	-30.3%	454	-2.6%
Active Listings	3,460	3,887	-11.0%	3,876	-10.7%
Months of Inventory ("MOI")	11.5	14.6	-21.3%	9.7	18.9%
Days On Market	153	149	2.4%	122	25.1%
Average Sold Price ("ASP")	\$364,760	\$376,320	-3.1%	\$395,990	-7.9%
Average List Price ("ALP")	\$414,300	\$434,822	-4.7%	\$432,411	-4.2%
ALP to ASP Ratio	88.04%	86.55%	1.7%	91.58%	-3.9%

Annapolis	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$20,796,286	\$23,439,850	-11.3%	\$33,723,666	-38.3%
Units Sold	45	48	-6.3%	57	-21.1%
Pending Sales	76	102	-25.5%	77	-1.3%
New Listings	94	127	-26.0%	64	46.9%
Active Listings	756	844	-10.4%	735	2.9%
Months of Inventory ("MOI")	16.8	17.6	-4.5%	12.9	30.3%
Days On Market	156	172	-9.1%	151	3.5%
Average Sold Price ("ASP")	\$462,140	\$488,330	-5.4%	\$591,643	-21.9%
Average List Price ("ALP")	\$487,858	\$546,763	-10.8%	\$615,140	-20.7%
ALP to ASP Ratio	94.73%	89.31%	6.1%	96.18%	-1.5%

\$0-499K Price Range	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$54,840,322	\$53,365,131	2.8%	\$100,935,797	-45.7%
Units Sold	195	184	6.0%	331	-41.1%
Pending Sales	315	184	71.2%		
New Listings	339	505	-32.9%	352	-3.7%
Active Listings	2,344	2,612	-10.3%		
Months of Inventory ("MOI")	12.0	14.2	-15.3%		
Days On Market	144.4	142.0	1.7%	116.2	24.3%
Average Sold Price ("ASP")	\$281,232	\$290,028	-3.0%	\$304,942	-7.8%
Average List Price ("ALP") for Solds	\$290,222	\$300,242	-3.3%	\$313,109	-7.3%
ALP to ASP Ratio	96.90%	96.60%	0.3%	97.39%	-0.5%

\$500K to \$999K Price Range	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$49,677,500	\$22,820,009	117.7%	\$44,172,493	12.5%
Units Sold	49	37	32.4%	66	-25.8%
Pending Sales	61	79	-22.8%		
New Listings	82	96	-14.6%	90	-8.9%
Active Listings	800	923	-13.3%		
Months of Inventory ("MOI")	16.3	24.9	-34.6%		
Days On Market	190.1	191.0	-0.5%	145.9	30.3%
Average Sold Price ("ASP")	\$615,454	\$619,460	-0.6%	\$669,280	-8.0%
Average List Price ("ALP") for Solds	\$651,498	\$662,365	-1.6%	\$696,616	-6.5%
ALP to ASP Ratio	94.47%	93.52%	1.0%	96.08%	-1.7%

\$1M-Plus Price Range	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$8,122,329	\$15,718,444	-48.3%	\$19,430,973	-58.2%
Units Sold	7	8	-12.5%	14	-50.0%
Pending Sales	18	22	-18.2%		
New Listings	23	25	-8.0%	15	53.3%
Active Listings	316	349	-9.5%		
Months of Inventory ("MOI")	45.1	43.6	3.5%		
Days On Market	121.3	158.0	-23.2%	110.4	9.9%
Average Sold Price ("ASP")	\$1,160,333	\$1,472,375	-21.2%	\$1,387,927	-16.4%
Average List Price ("ALP") for Solds	\$1,243,618	\$1,729,113	-28.1%	\$1,453,519	-14.4%
ALP to ASP Ratio	93.30%	85.15%	9.6%	95.49%	-2.3%

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.