

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

Bestgate Corridor	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$874,000	\$1,521,450	-42.6%	\$1,081,000	-19.1%
Units Sold	3	6	-50.0%	3	0.0%
Pending Sales	2	7	-71.4%		
New Listings	4	4	0.0%	4	0.0%
Active Listings	22	21	4.8%		
Months of Inventory ("MOI")	7.3	3.5	109.5%		
Days On Market	167.0	148.0	12.8%	114.3	46.1%
Average Sold Price ("ASP")	\$291,333	\$253,575	14.9%	\$360,333	-19.1%
Average List Price ("ALP") for Solds	\$303,529	\$267,050	13.7%	\$375,633	-19.2%
ALP to ASP Ratio	95.98%	94.95%	1.1%	95.93%	0.1%

Cape St. Claire	Dec-08	Nov-08	% Change	Dec-07	% Change
Total Volume	\$1,303,000	\$1,255,000	3.8%	\$0	
Units Sold	2	3	-33.3%	0	
Pending Sales	7	6	16.7%		
New Listings	2	3	-33.3%	5	-60.0%
Active Listings	35	41	-14.6%		
Months of Inventory ("MOI")	17.5	13.7	28.0%		
Days On Market	309.0	309.0	0.0%	0.0	
Average Sold Price ("ASP")	\$651,500	\$418,333	55.7%	\$0	
Average List Price ("ALP") for Solds	\$639,950	\$443,600	44.3%	\$0	
ALP to ASP Ratio	101.80%	94.30%	8.0%		

Foreclosure Statistics	Dec-08	Nov-08	% Change	Dec-07	% Change
Pre-Foreclosure	496	374	32.6%	116	327.6%
Auction	85	82	3.7%	312	-72.8%
Bank Owned	415	426	-2.6%	154	169.5%

Building Permits	Oct-08	Sep-08	% Change	Oct-07	% Change
Permits Buildings	54	80	-32.5%	86	-37.2%
Permits Units	54	165	-67.3%	86	-37.2%

Interest Rates (Month over Month)	Dec-08	Nov-08	% Change	Dec-07	% Change
Nat'l Avg Monthly Contract Mtg Rate	6.2%	5.8%	7.1%	6.5%	-4.0%

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.