

Residential Real Estate Indicators - Bestgate Corridor & Cape St. Claire  
February 2009 - PRELIMINARY

Home Price Indexes	Dec-08	Nov-08	% Change	Dec-07	% Change
S&P/Case-Shiller - Washington DC Metro	176.3	180.5	-2.3%	218.4	-19.2%
Baltimore Metro	182.9	187.0	-2.2%	194.9	-6.2%
Anne Arundel County	183.8	190.2	-3.4%	201.8	-8.9%
Annapolis	184.3	199.2	-7.5%	228.5	-19.4%

Anne Arundel County	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$68,287,690	\$76,187,655	-10.4%	\$133,538,621	-48.9%
Units Sold	181	205	-11.7%	331	-45.3%
Pending Sales	650	344	89.0%	470	38.3%
New Listings	802	722	11.1%	872	-8.0%
Active Listings	3,636	3,791	-4.1%	3,993	-8.9%
Months of Inventory ("MOI")	20.1	18.5	8.6%	12.1	66.5%
Days On Market	144	144	0.0%	147	-2.1%
Average Sold Price ("ASP")	\$377,280	\$371,647	1.5%	\$403,440	-6.5%
Average List Price ("ALP")	\$392,584	\$421,327	-6.8%	\$444,730	-11.7%
ALP to ASP Ratio	96.10%	88.21%	8.9%	90.72%	5.9%

Annapolis	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$20,458,400	\$20,427,576	0.2%	\$32,420,800	-36.9%
Units Sold	37	41	-9.8%	58	-36.2%
Pending Sales	117	106	10.4%	99	18.2%
New Listings	180	160	12.5%	179	0.6%
Active Listings	842	794	6.0%	802	5.0%
Months of Inventory ("MOI")	22.8	19.4	17.5%	13.8	64.6%
Days On Market	174	185	-5.8%	165	5.3%
Average Sold Price ("ASP")	\$552,930	\$498,234	11.0%	\$558,979	-1.1%
Average List Price ("ALP")	\$582,955	\$536,459	8.7%	\$591,054	-1.4%
ALP to ASP Ratio	94.85%	92.87%	2.1%	94.57%	0.3%

Bestgate Corridor	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$534,800	\$329,000	62.6%	\$2,467,900	-78.3%
Units Sold	2	1	100.0%	8	-75.0%
Pending Sales	7	4	75.0%		
New Listings	7	3	133.3%	10	-30.0%
Active Listings	22	21	4.8%		
Months of Inventory ("MOI")	11.0	21.0	-47.6%		
Days On Market	197.0	151.0	30.5%	160.1	23.0%
Average Sold Price ("ASP")	\$267,400	\$329,000	-18.7%	\$308,488	-13.3%
Average List Price ("ALP") for Solds	\$267,400	\$339,000	-21.1%	\$319,686	-16.4%
ALP to ASP Ratio	100.00%	97.05%	3.0%	96.50%	3.6%

Cape St. Claire	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$1,640,000	\$1,892,000	-13.3%	\$18,349,000	-91.1%
Units Sold	5	5	0.0%	5	0.0%
Pending Sales	2	5	-60.0%		
New Listings	10	7	42.9%	9	11.1%
Active Listings	42	33	27.3%		
Months of Inventory ("MOI")	8.4	6.6	27.3%		
Days On Market	178.8	229.0	-21.9%	295.0	-39.4%
Average Sold Price ("ASP")	\$328,000	\$378,400	-13.3%	\$366,980	-10.6%
Average List Price ("ALP") for Solds	\$335,960	\$410,920	-18.2%	\$377,540	-11.0%
ALP to ASP Ratio	97.63%	92.09%	6.0%	97.20%	0.4%

Foreclosure Statistics	Feb-09	Jan-09	% Change	Feb-08	% Change
Pre-Foreclosure	519	611	-15.1%	257	101.9%
Auction	99	84	17.9%	327	-69.7%
Bank Owned	373	312	19.6%	227	64.3%

Building Permits	Dec-08	Nov-08	% Change	Dec-07	% Change
Permits Buildings	44	88	-50.0%	64	-31.3%
Permits Units	44	88	-50.0%	62	-29.0%

Interest Rates (Month over Month)	Feb-09	Jan-09	% Change	Feb-08	% Change
Nat'l Avg Monthly Contract Mtg Rate	5.6%	5.1%	9.1%	5.7%	-2.0%

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.