

MARKET ACTION REPORT

County: Prince Georges

January 2010



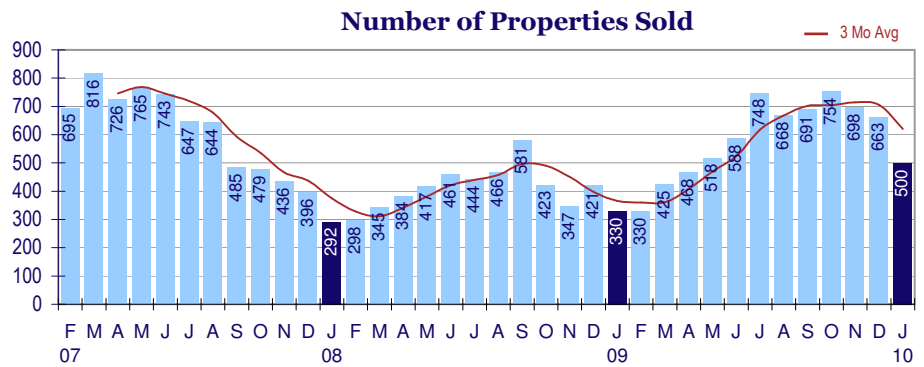
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$240,000	↔		↓				
Average List Price of all Current Listings	\$290,114	↔		↓				
January Median Sales Price	\$185,500	↓	↓	↓	\$185,500	↓	↓	
January Average Sales Price	\$199,786	↓	↓	↓	\$199,786	↓	↓	
Total Properties Currently for Sale (Inventory)	4,286	↓	↓	↓				
January Number of Properties Sold	500	↓	↓	↑	500	↑		
January Average Days on Market (Solds)	82	↓	↓	↓	82	↓	↓	
January Month's Supply of Inventory	8.6	↑	↑	↓	8.6	↓	↓	
January Sale Price vs List Price Ratio	92.1%	↑	↑	↑	91.5%	↑	↑	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

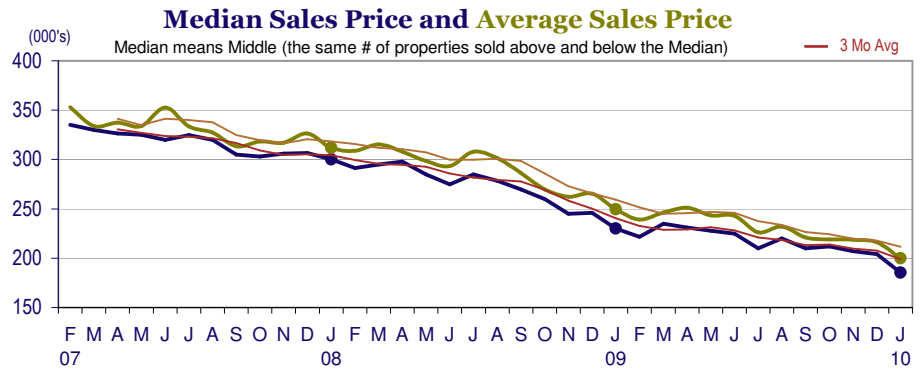
Property Sales

January Property sales were 500, up 51.5% from 330 in January of 2009 and -24.6% lower than the 663 sales last month. January 2010 sales were at their highest level compared to January of 2009 and 2008. January YTD sales of 500 are running 51.5% ahead of last year's year-to-date sales of 330.



Prices

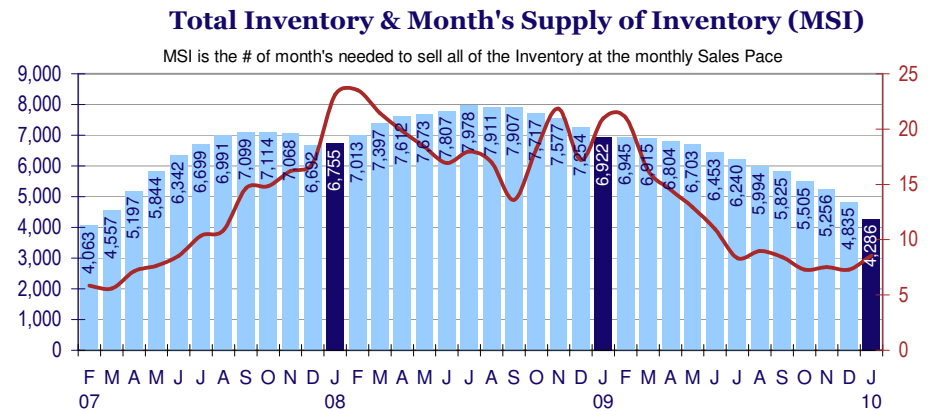
The Median Sales Price in January was \$185,500, down -19.3% from \$230,000 in January of 2009 and down -9.1% from \$204,000 last month. The Average Sales Price in January was \$199,786, down -19.9% from \$249,510 in January of 2009 and down -7.6% from \$216,194 last month. January 2010 ASP was at the lowest level compared to January of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 4,286, down -11.4% from 4,835 last month and down -38.1% from 6,922 in January of last year. January 2010 Inventory was at its lowest level compared with January of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2010 MSI of 8.6 months was at its lowest level compared with January of 2009 and 2008.



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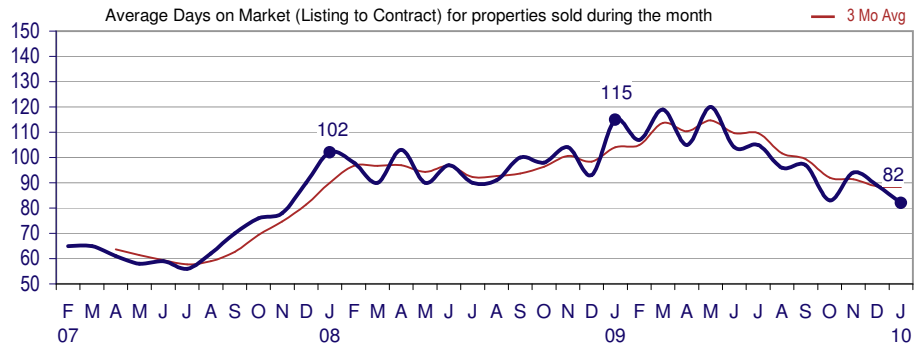
January 2010



Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for January was 82, down -7.9% from 89 days last month and down -28.7% from 115 days in January of last year. The January 2010 DOM was at its lowest level compared with January of 2009 and 2008.

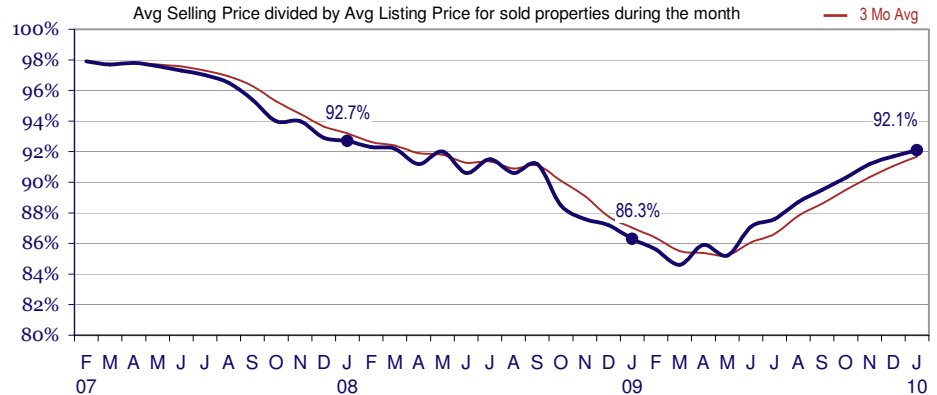
Days On Market for Sold Properties



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2010 Selling Price vs Original List Price of 92.1% was up from 91.7% last month and up from 86.3% in January of last year.

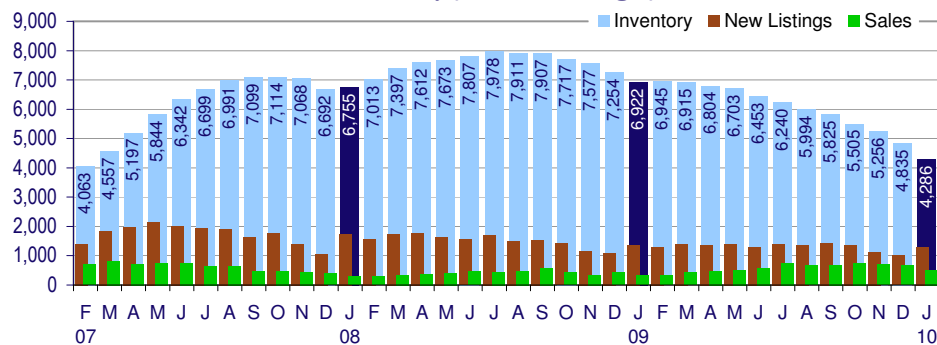
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in January 2010 was 1,293, up 28.1% from 1,009 last month and down -5.1% from 1,363 in January of last year.

Inventory / New Listings / Sales



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