

MARKET ACTION REPORT

County: Queen Annes

February 2010



Market Profile & Trends Overview

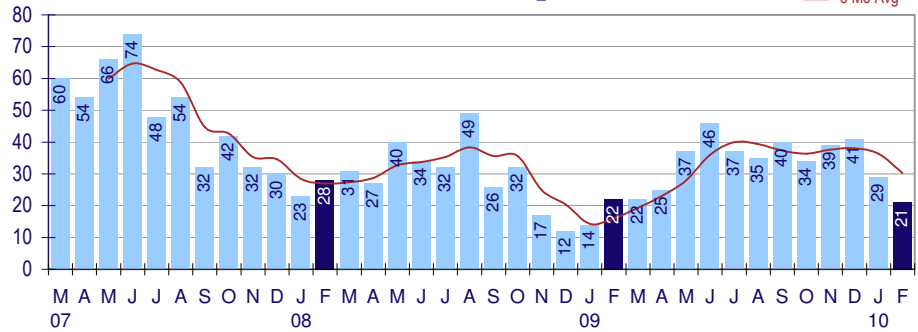
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$384,950	↓		↓				
Average List Price of all Current Listings	\$689,443	↓		↓				
February Median Sales Price	\$275,000	↓	↓	↓	↓	\$282,500	↓	↓
February Average Sales Price	\$268,491	↓	↓	↓	↓	\$348,122	↓	↓
Total Properties Currently for Sale (Inventory)	598	↑		↓				
February Number of Properties Sold	21	↓		↓		50	↑	
February Average Days on Market (Solds)	143	↓	↓	↓	↓	160	↓	↑
February Month's Supply of Inventory	28.5	↑	↑	↑	↑	24.4	↓	↑
February Sale Price vs List Price Ratio	87.9%	↑	↑	↑	↑	84.8%	↑	↓

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

Property Sales

February Property sales were 21, down -4.5% from 22 in February of 2009 and -27.6% lower than the 29 sales last month. February 2010 sales were at their lowest level compared to February of 2009 and 2008. February YTD sales of 50 are running 38.9% ahead of last year's year-to-date sales of 36.

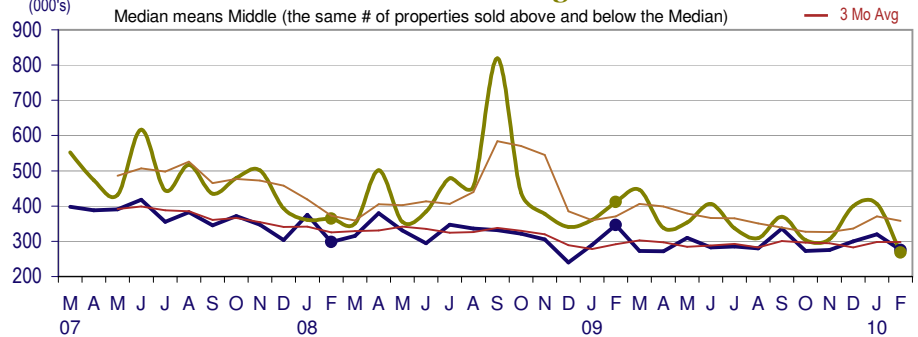
Number of Properties Sold



Prices

The Median Sales Price in February was \$275,000, down -20.6% from \$346,400 in February of 2009 and down -14.0% from \$319,900 last month. The Average Sales Price in February was \$268,491, down -34.8% from \$411,586 in February of 2009 and down -33.8% from \$405,786 last month. February 2010 ASP was at the lowest level compared to February of 2009 and 2008.

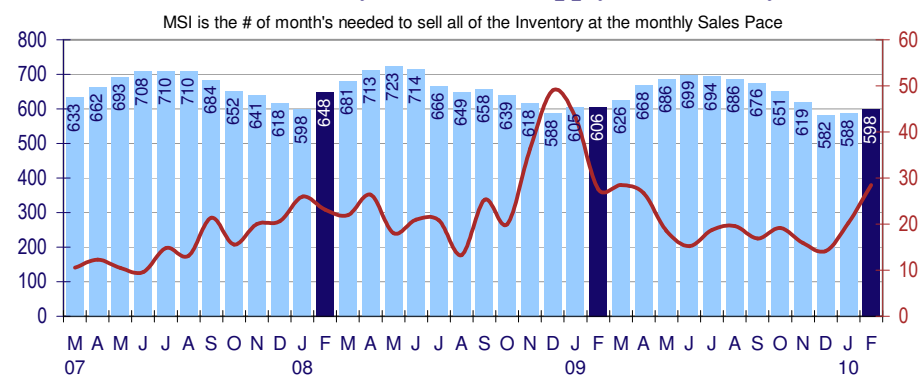
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 598, up 1.7% from 588 last month and down -1.3% from 606 in February of last year. February 2010 Inventory was at its lowest level compared with February of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



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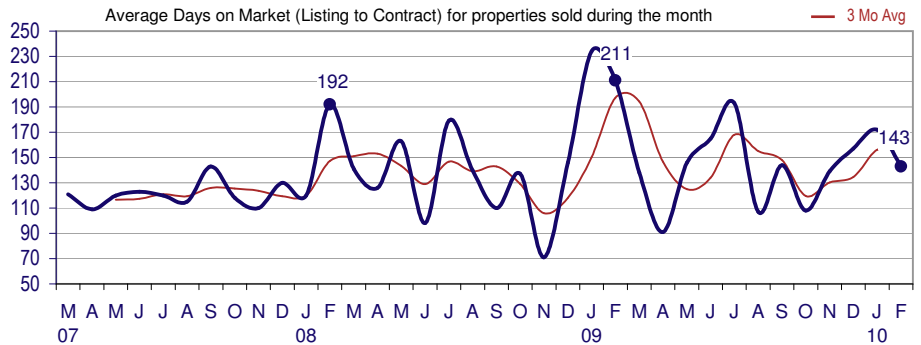
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Market Time

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 February was 143, down -16.9% from 172 days last month and down -32.2% from 211 days in February of last year. The February 2010 DOM was at its lowest level compared with February of 2009 and 2008.

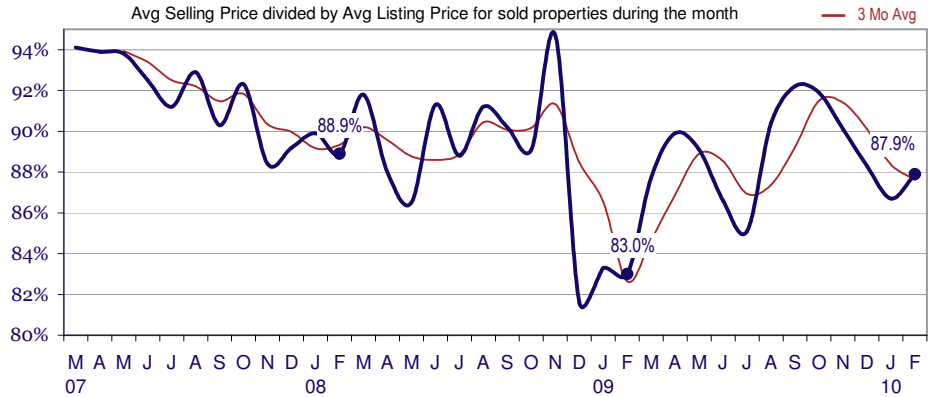
Days On Market for Sold Properties



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 February 2010 Selling Price vs Original List Price of 87.9% was up from 86.7% last month and up from 83.0% in February 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 February 2010 was 76, down -28.3% from 106 last month and down -13.6% from 88 in February of last year.

Inventory / New Listings / Sales

