

Wicomico County Residential Market Report

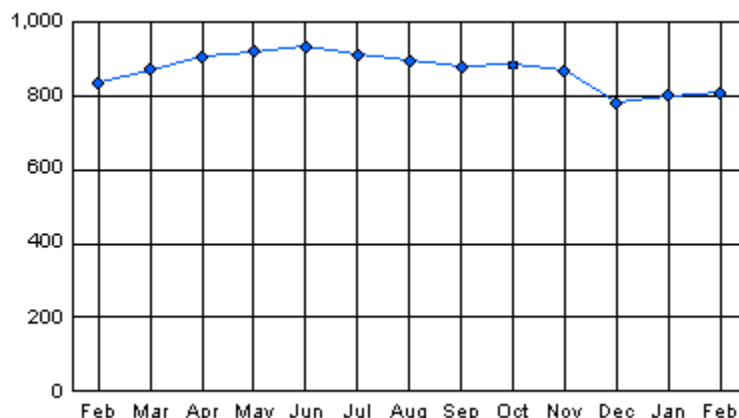
HOUSING REPORT Single Family Homes February 2009

Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	34	31	9.7	184	148	24.3
150,000 - 199,999	23	33	-30.3	195	167	16.8
200,000 - 299,999	31	49	-36.7	241	278	-13.3
300,000 - 399,999	6	13	-53.8	84	126	-33.3
400,000 - 499,999	5	9	-44.4	48	56	-14.3
500,000 - 599,999	4	3	33.3	20	26	-23.1
600,000 - 699,999	1	2	-50.0	8	13	-38.5
700,000 - 799,999	0	0	N/A	3	4	-25.0
800,000 - 899,999	0	1	-100.0	4	3	33.3
900,000 - 999,999	0	0	N/A	7	1	600.0
1,000,000 - 1,249,999	0	0	N/A	1	1	0.0
1,250,000 - 1,499,999	0	0	N/A	3	2	50.0
1,500,000 +	2	2	0.0	10	10	0.0
Totals	106	143	-25.9	808	835	-3.2

Inventory Trend

Listings Active at End of Month

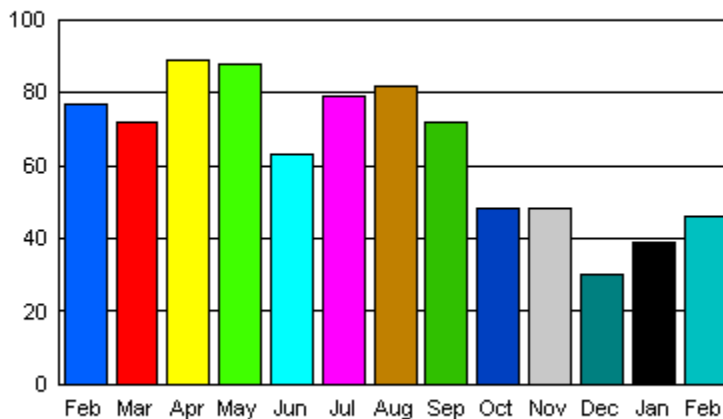


Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	12	14	-14.3	22	30	-26.7
150,000 - 199,999	15	32	-53.1	24	41	-41.5
200,000 - 299,999	10	24	-58.3	22	43	-48.8
300,000 - 399,999	6	6	0.0	10	10	0.0
400,000 - 499,999	1	1	0.0	1	5	-80.0
500,000 - 599,999	2	0	N/A	2	2	0.0
600,000 - 699,999	0	0	N/A	0	0	N/A
700,000 - 799,999	0	0	N/A	0	0	N/A
800,000 - 899,999	0	0	N/A	0	0	N/A
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	0	0	N/A	0	0	N/A
1,250,000 - 1,499,999	0	0	N/A	0	0	N/A
1,500,000 +	0	0	N/A	0	0	N/A
Totals	46	77	-40.0	81	131	-38.0

Sales Trend

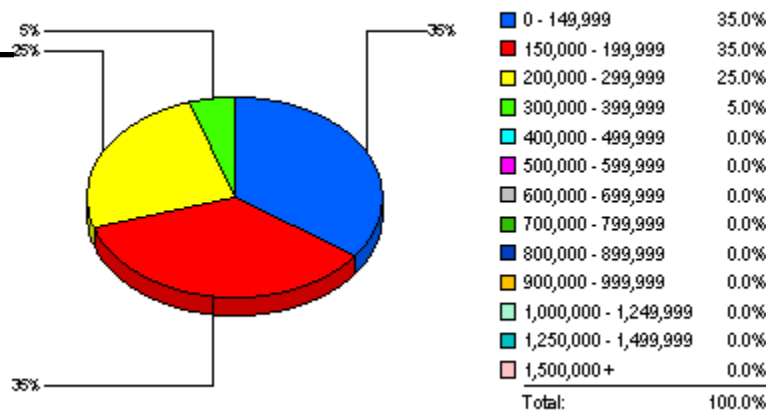
Ratified Contracts Per Month



Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	7	12	-41.7	18	22	-18.2
150,000 - 199,999	7	8	-12.5	12	13	-7.7
200,000 - 299,999	5	20	-75.0	11	29	-62.1
300,000 - 399,999	1	4	-75.0	6	10	-40.0
400,000 - 499,999	0	0	N/A	0	1	-100.0
500,000 - 599,999	0	1	-100.0	0	2	-100.0
600,000 - 699,999	0	0	N/A	0	0	N/A
700,000 - 799,999	0	1	-100.0	0	1	-100.0
800,000 - 899,999	0	0	N/A	0	0	N/A
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	0	0	N/A	0	0	N/A
1,250,000 - 1,499,999	0	0	N/A	0	0	N/A
1,500,000 +	0	0	N/A	0	0	N/A
Totals	20	46	-56.5	47	78	-39.7

Market By Price Range



DATA SOURCE: Automated Regional Information Systems, Inc. (ARIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported.

For 2/2009	Average	Median
Days on Market	123	91
List Price	\$180,650	\$168,400
Sales Price	\$176,238	\$163,150
Sell Price/List Price	97.56%	96.88%