



### MRIS HOME SALES DATA 2009 - Baltimore City

JANUARY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$40,617,981	\$63,796,649	-36.33%
Average Sold Price	\$148,241	\$176,234	-15.88%
Median Sold Price	\$117,450	\$145,000	-19.00%
Total Units Sold	274	362	-24.31%
Average Days on Market	130	124	4.84%
Average List Price for Solds	\$173,767	\$195,093	-10.93%
Avg Sale Price as a % of Avg List Price	85.31%	90.33%	
FEBRUARY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$36,482,321	\$68,260,848	-46.56%
Average Sold Price	\$157,251	\$170,652	-7.85%
Median Sold Price	\$141,250	\$151,950	-7.04%
Total Units Sold	232	400	-42.00%
Average Days on Market	136	126	7.94%
Average List Price for Solds	\$183,779	\$189,360	-2.95%
Avg Sale Price as a % of Avg List Price	85.57%	90.12%	
MARCH	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$56,478,971	\$79,808,867	-29.23%
Average Sold Price	\$153,060	\$180,972	-15.42%
Median Sold Price	\$125,000	\$155,000	-19.35%
Total Units Sold	369	441	-16.33%
Average Days on Market	125	119	5.04%
Average List Price for Solds	\$179,588	\$202,656	-11.38%
Avg Sale Price as a % of Avg List Price	85.23%	89.30%	
APRIL	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$56,037,648	\$82,307,122	-31.92%
Average Sold Price	\$143,319	\$182,905	-21.64%
Median Sold Price	\$115,500	\$155,000	-25.48%
Total Units Sold	391	450	-13.11%
Average Days on Market	126	130	-3.08%
Average List Price for Solds	\$166,765	\$202,078	-17.47%
Avg Sale Price as a % of Avg List Price	85.94%	90.51%	
MAY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$66,509,679	\$105,258,634	-36.81%
Average Sold Price	\$158,734	\$207,202	-23.39%
Median Sold Price	\$136,500	\$163,500	-16.51%
Total Units Sold	419	508	-17.52%
Average Days on Market	127	115	10.43%
Average List Price for Solds	\$180,027	\$227,298	-20.80%
Avg Sale Price as a % of Avg List Price	88.17%	91.16%	
JUNE	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$91,597,975	\$110,856,856	-17.37%
Average Sold Price	\$175,812	\$210,754	-16.58%
Median Sold Price	\$155,000	\$178,750	-13.29%
Total Units Sold	521	526	-0.95%
Average Days on Market	131	106	23.58%
Average List Price for Solds	\$200,394	\$230,706	-13.14%
Avg Sale Price as a % of Avg List Price	87.73%	91.35%	
JULY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$77,549,977	\$92,820,525	-16.45%
Average Sold Price	\$183,768	\$201,346	-8.73%
Median Sold Price	\$163,126	\$180,000	-9.37%
Total Units Sold	422	461	-8.46%
Average Days on Market	111	110	0.91%
Average List Price for Solds	\$207,631	\$217,187	-4.40%
Avg Sale Price as a % of Avg List Price	88.51%	92.70%	
AUGUST	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$75,961,169	\$83,687,390	-9.23%
Average Sold Price	\$180,860	\$194,622	-7.07%
Median Sold Price	\$146,450	\$159,900	-8.41%
Total Units Sold	420	430	-2.33%
Average Days on Market	119	108	10.19%
Average List Price for Solds	\$206,018	\$212,140	-2.89%
Avg Sale Price as a % of Avg List Price	87.79%	91.74%	
SEPTEMBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$70,270,912	\$84,038,078	-16.38%
Average Sold Price	\$163,042	\$170,118	-4.16%
Median Sold Price	\$144,500	\$145,500	-0.69%
Total Units Sold	431	494	-12.75%
Average Days on Market	115	121	-4.96%
Average List Price for Solds	\$186,715	\$188,037	-0.70%
Avg Sale Price as a % of Avg List Price	87.32%	90.47%	
OCTOBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$70,370,502	\$67,036,681	4.97%
Average Sold Price	\$158,850	\$183,160	-13.27%
Median Sold Price	\$135,000	\$149,000	-9.40%
Total Units Sold	443	366	21.04%
Average Days on Market	106	124	-14.52%
Average List Price for Solds	\$178,861	\$205,521	-12.97%
Avg Sale Price as a % of Avg List Price	88.81%	89.12%	
NOVEMBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$77,902,301	\$57,509,148	35.46%
Average Sold Price	\$158,017	\$179,716	-12.07%
Median Sold Price	\$129,900	\$137,450	-5.49%
Total Units Sold	493	320	54.06%
Average Days on Market	111	119	-6.72%
Average List Price for Solds	\$178,659	\$199,839	-10.60%
Avg Sale Price as a % of Avg List Price	88.45%	89.96%	
DECEMBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$57,649,224	\$54,200,387	6.36%
Average Sold Price	\$114,123	\$169,907	-32.83%
Median Sold Price	\$111,625	\$135,000	-17.31%
Total Units Sold	400	319	25.39%
Average Days on Market	109	140	-22.14%
Average List Price for Solds	\$166,170	\$193,515	-14.13%
Avg Sale Price as a % of Avg List Price	86.73%	87.80%	
<b>Average Sold Price</b>	<b>\$159,593</b>	<b>\$182,995</b>	<b>-12.79%</b>
Median Sold Price	\$135,000	\$152,731	-11.61%
<b>Average Days on Market</b>	<b>119</b>	<b>117</b>	<b>1.71%</b>
Total Units Sold	5,206	5,404	-3.66%

### MRIS HOME SALES DATA 2009 - Washington DC

JANUARY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$125,331,032	\$176,970,419	-29.18%
Average Sold Price	\$495,380	\$556,511	-10.98%
Median Sold Price	\$360,000	\$428,000	-15.89%
Total Units Sold	253	318	-20.44%
Average Days on Market	112	87	28.74%
Average List Price for Solds	\$553,500	\$600,053	-7.76%
Avg Sale Price as a % of Avg List Price	89.50%	92.74%	
FEBRUARY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$121,703,951	\$187,444,058	-35.07%
Average Sold Price	\$473,556	\$507,978	-6.78%
Median Sold Price	\$360,000	\$414,000	-13.04%
Total Units Sold	257	369	-30.35%
Average Days on Market	112	92	21.74%
Average List Price for Solds	\$527,654	\$547,876	-3.69%
Avg Sale Price as a % of Avg List Price	89.75%	92.72%	
MARCH	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$202,925,321	\$210,508,482	-3.60%
Average Sold Price	\$508,585	\$535,645	-5.05%
Median Sold Price	\$375,000	\$399,500	-6.13%
Total Units Sold	399	393	1.53%
Average Days on Market	97	80	21.25%
Average List Price for Solds	\$553,933	\$566,483	-2.22%
Avg Sale Price as a % of Avg List Price	91.81%	94.56%	
APRIL	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$215,607,810	\$214,273,806	0.62%
Average Sold Price	\$517,405	\$582,266	-11.20%
Median Sold Price	\$389,900	\$438,000	-10.98%
Total Units Sold	417	368	13.32%
Average Days on Market	92	77	19.48%
Average List Price for Solds	\$567,251	\$626,458	-8.45%
Avg Sale Price as a % of Avg List Price	91.15%	92.95%	
MAY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$236,698,718	\$300,777,214	-21.30%
Average Sold Price	\$489,047	\$564,310	-13.34%
Median Sold Price	\$394,950	\$440,000	-10.24%
Total Units Sold	484	533	-9.19%
Average Days on Market	91	78	16.67%
Average List Price for Solds	\$535,075	\$602,616	-11.21%
Avg Sale Price as a % of Avg List Price	91.40%	93.64%	
JUNE	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$328,175,034	\$314,079,984	4.49%
Average Sold Price	\$535,359	\$571,055	-6.25%
Median Sold Price	\$417,900	\$425,000	-1.67%
Total Units Sold	612	550	11.27%
Average Days on Market	87	74	17.57%
Average List Price for Solds	\$578,722	\$602,328	-3.92%
Avg Sale Price as a % of Avg List Price	92.51%	94.81%	
JULY	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$313,292,875	\$293,540,305	6.73%
Average Sold Price	\$483,477	\$580,119	-16.66%
Median Sold Price	\$386,000	\$422,180	-8.57%
Total Units Sold	648	506	28.06%
Average Days on Market	88	74	18.92%
Average List Price for Solds	\$520,152	\$624,805	-16.75%
Avg Sale Price as a % of Avg List Price	92.95%	92.85%	
AUGUST	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$280,734,055	\$279,096,458	0.59%
Average Sold Price	\$466,336	\$557,079	-16.29%
Median Sold Price	\$365,000	\$395,000	-7.59%
Total Units Sold	602	501	20.16%
Average Days on Market	85	80	6.25%
Average List Price for Solds	\$504,202	\$603,373	-16.44%
Avg Sale Price as a % of Avg List Price	92.49%	92.33%	
SEPTEMBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$252,296,649	\$212,800,866	18.56%
Average Sold Price	\$457,059	\$520,296	-12.15%
Median Sold Price	\$371,568	\$389,900	-4.70%
Total Units Sold	552	409	34.96%
Average Days on Market	71	82	-14.63%
Average List Price for Solds	\$498,013	\$554,776	-10.23%
Avg Sale Price as a % of Avg List Price	91.78%	93.78%	
OCTOBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$270,735,010	\$231,350,012	17.02%
Average Sold Price	\$465,180	\$558,816	-16.76%
Median Sold Price	\$380,000	\$394,450	-3.66%
Total Units Sold	582	414	40.58%
Average Days on Market	91	77	18.18%
Average List Price for Solds	\$498,261	\$603,004	-17.37%
Avg Sale Price as a % of Avg List Price	93.36%	92.67%	
NOVEMBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$293,218,155	\$159,830,783	83.46%
Average Sold Price	\$472,933	\$510,641	-7.38%
Median Sold Price	\$364,000	\$389,000	-6.43%
Total Units Sold	620	313	98.08%
Average Days on Market	71	76	-4.00%
Average List Price for Solds	\$510,529	\$553,601	-7.78%
Avg Sale Price as a % of Avg List Price	92.64%	92.24%	
DECEMBER	2009	2008	% Change '08 to '09
Total Sold Dollar Volume	\$265,216,080	\$187,231,038	41.65%
Average Sold Price	\$512,000	\$446,852	14.58%
Median Sold Price	\$396,750	\$350,000	13.36%
Total Units Sold	518	419	23.63%
Average Days on Market	85	78	8.97%
Average List Price for Solds	\$552,470	\$482,592	14.48%
Avg Sale Price as a % of Avg List Price	92.67%	92.59%	
<b>Average Sold Price</b>	<b>\$484,957</b>	<b>\$539,621</b>	<b>-10.13%</b>
Median Sold Price	\$375,000	\$399,990	-6.25%
<b>Average Days on Market</b>	<b>90</b>	<b>80</b>	<b>12.50%</b>
Total Units Sold	6,437	5,536	16.28%

On average, homes in Baltimore cost 67.1% less than in Washington, DC.