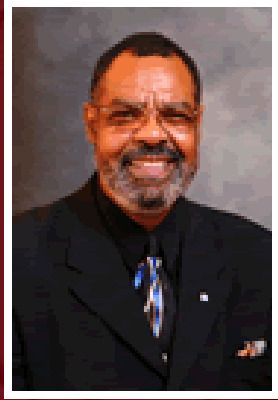




**PRINCE GEORGE'S COUNTY
ASSOCIATION OF REALTORS®**

April 2006 Market Report

David Maclin, GRI



*2005-2006 President,
Prince George's County
Association of REALTORS®*

For quotes, please contact David at david@themaclingroup.com.

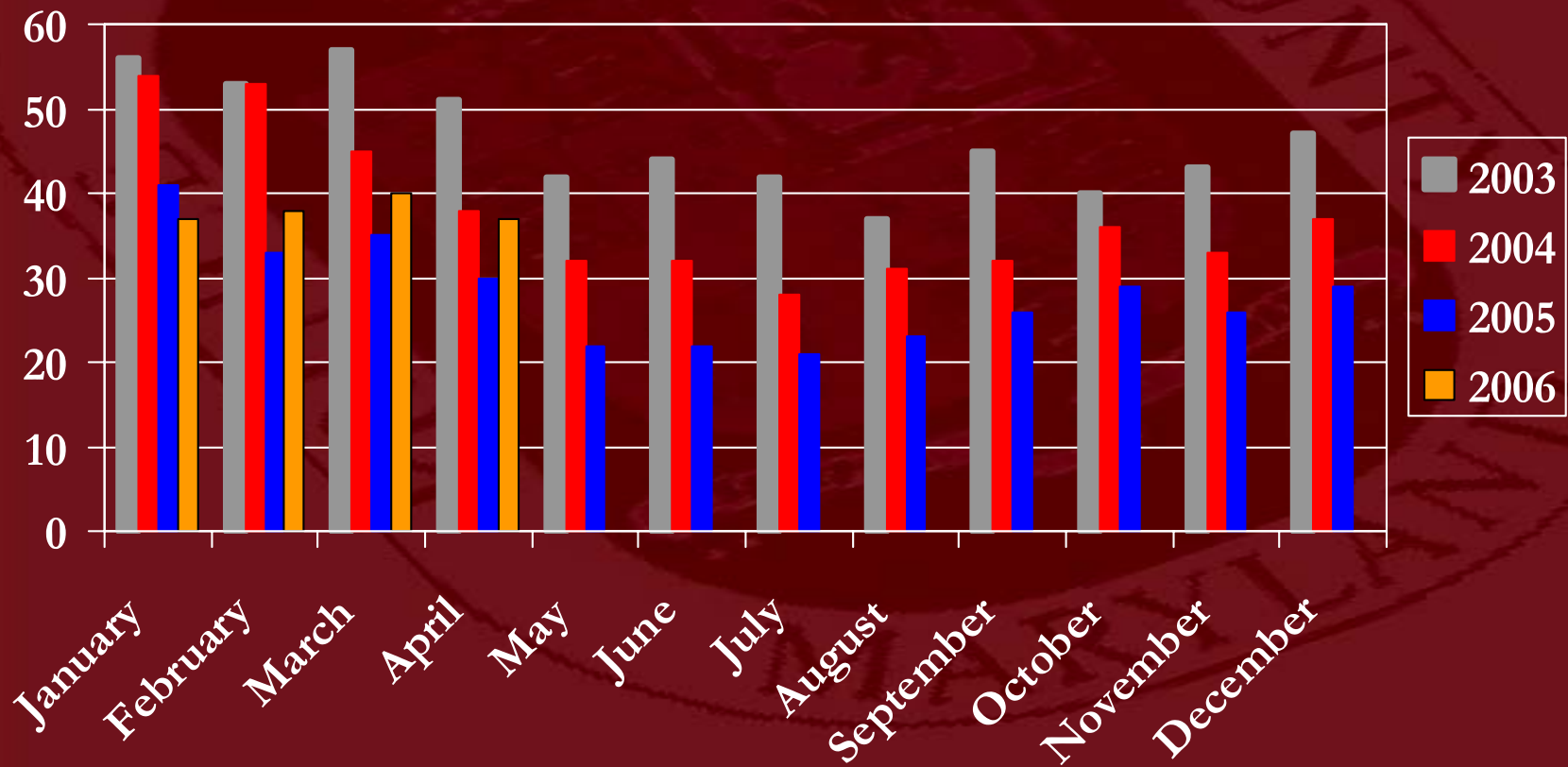
For more statistical info, please contact Robert Treadway:
rob@avantedgemedia.com or 202.210.3277

PGCAR statistics are released around the 6th of the month.

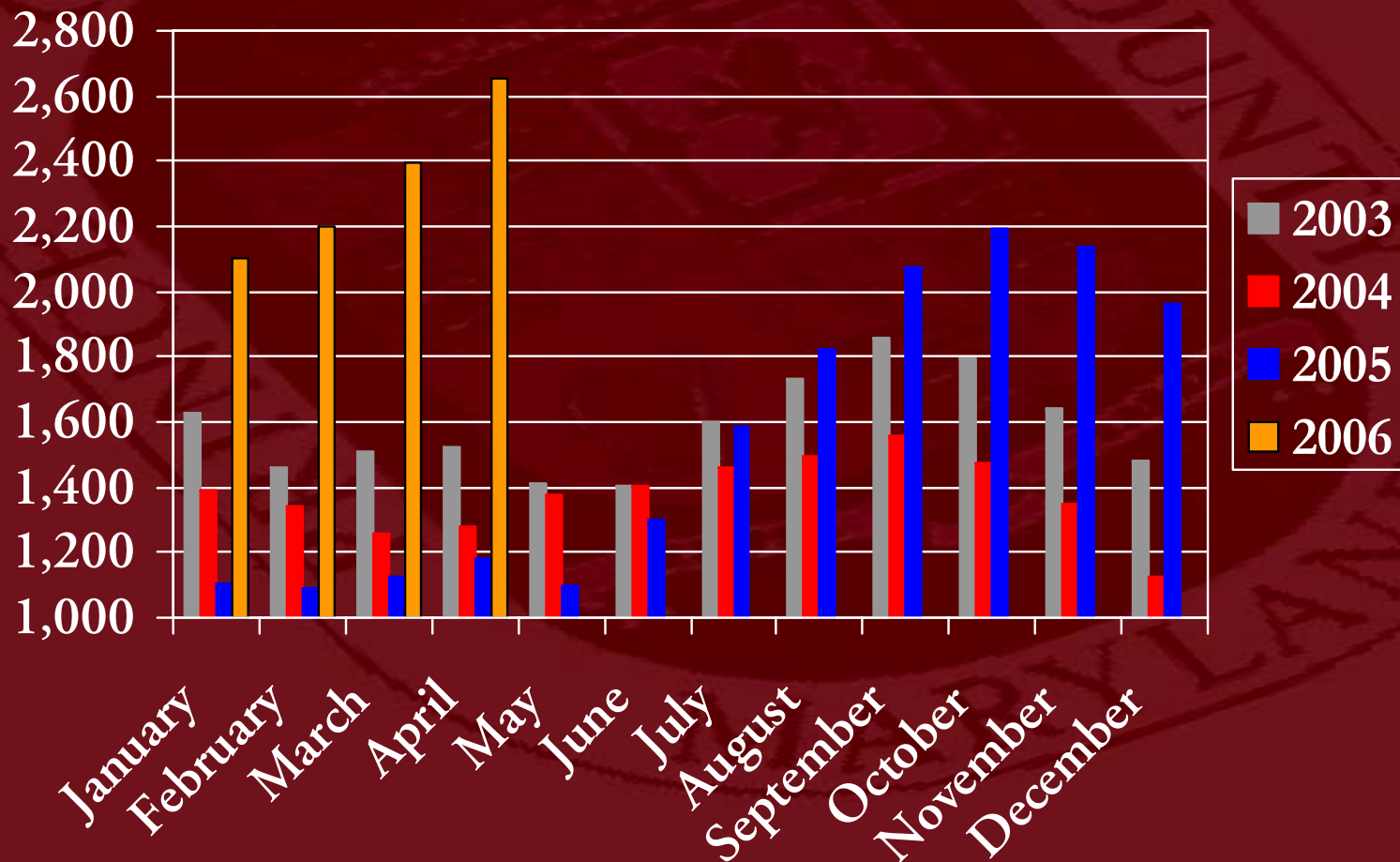
MRIS statistics are released around the 10th of the month.

These summaries are released shortly thereafter.

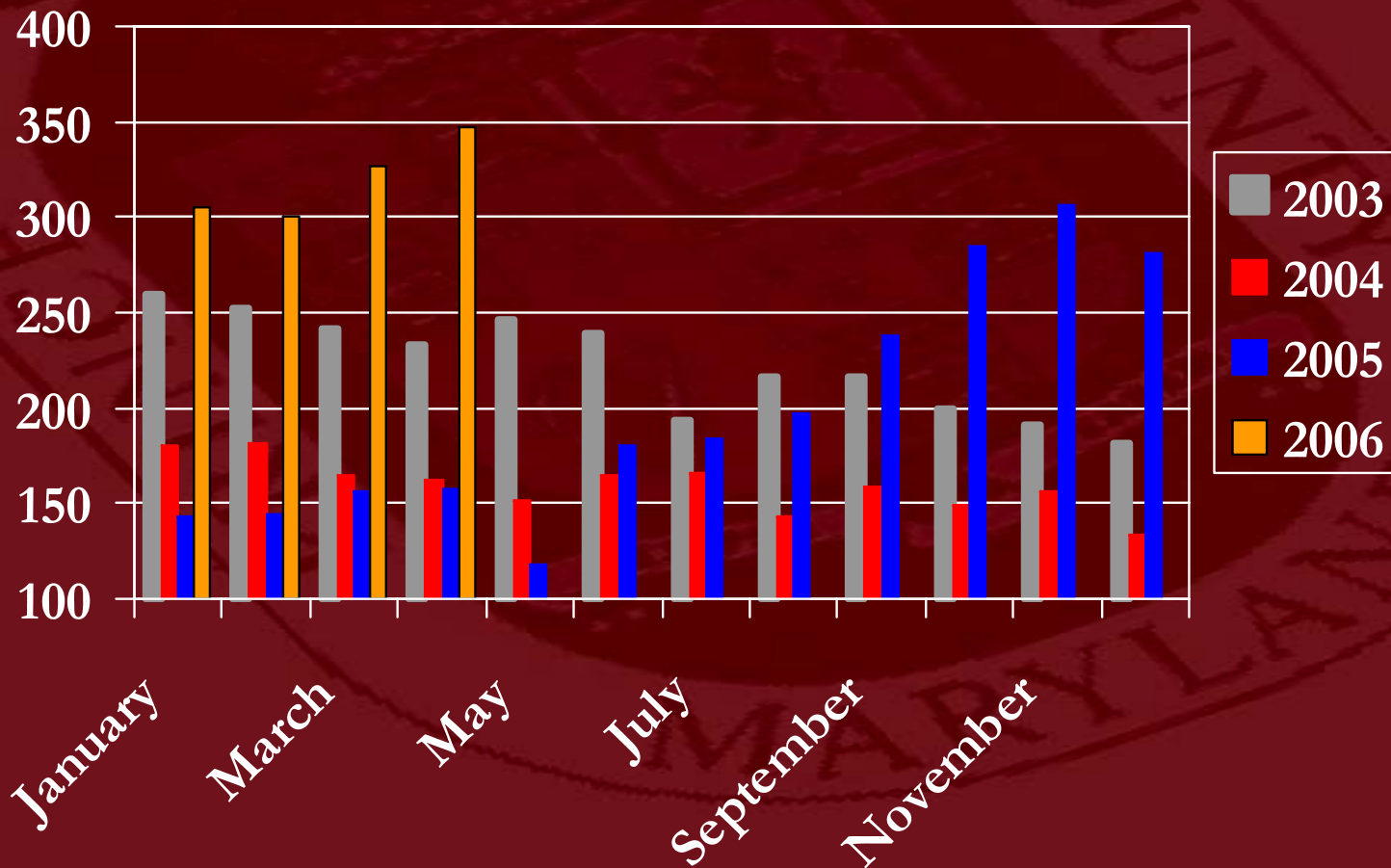
Average Days on Market (Single-Family & Condos/Co-ops)



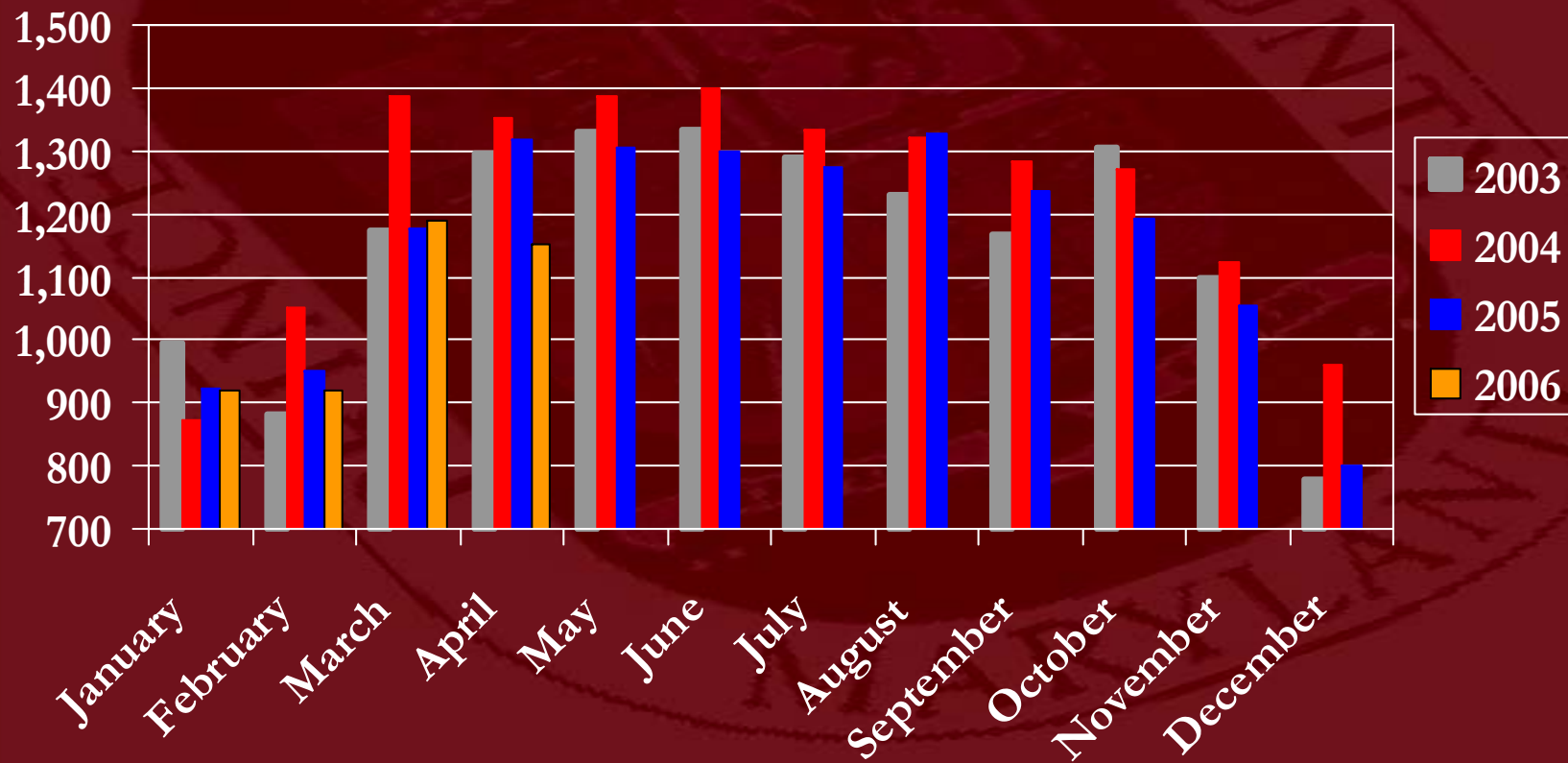
Listing Inventory (Single-Family)



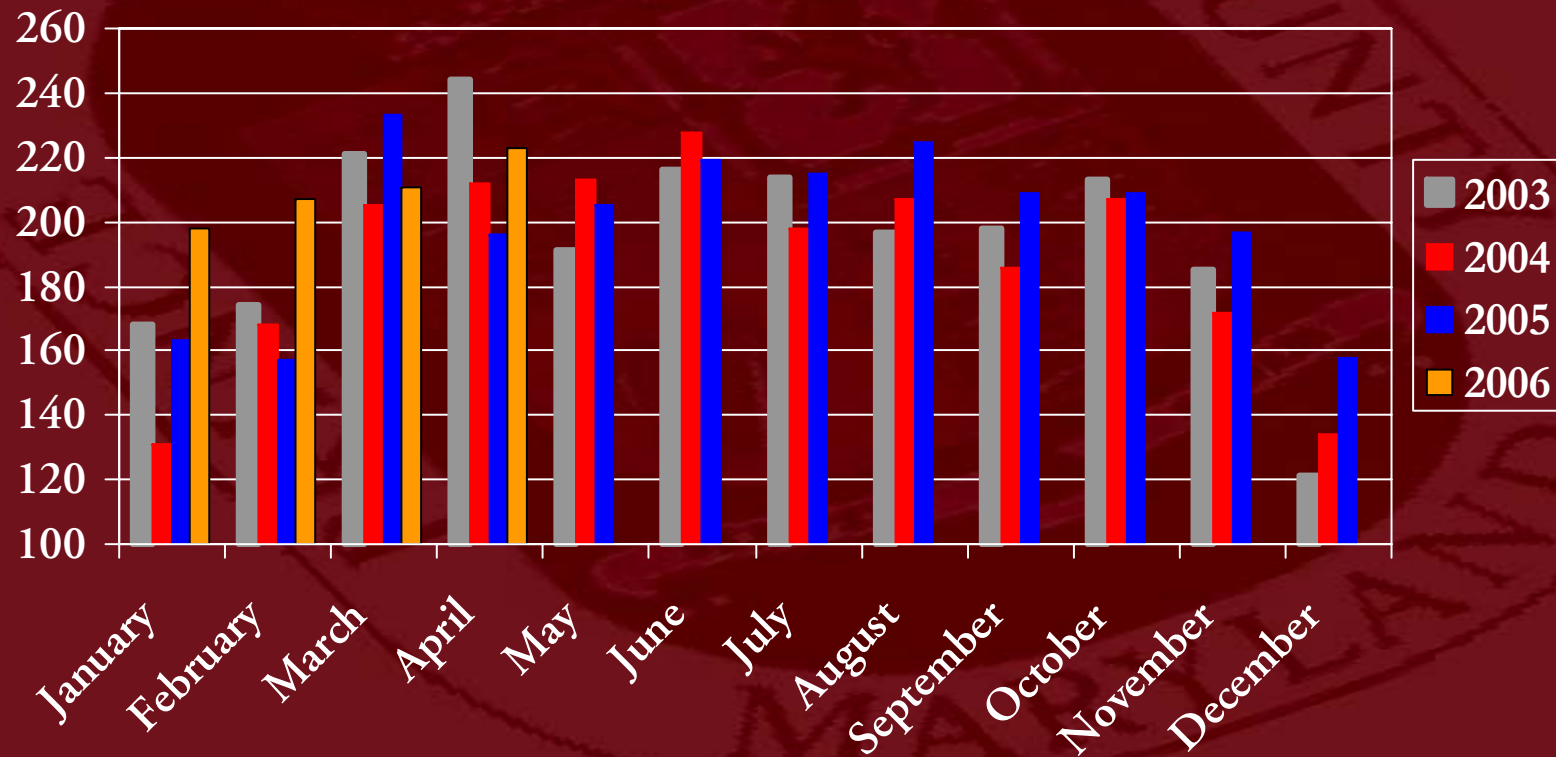
Listing Inventory (Condos/Co-ops)



New Contracts (Single-Family)

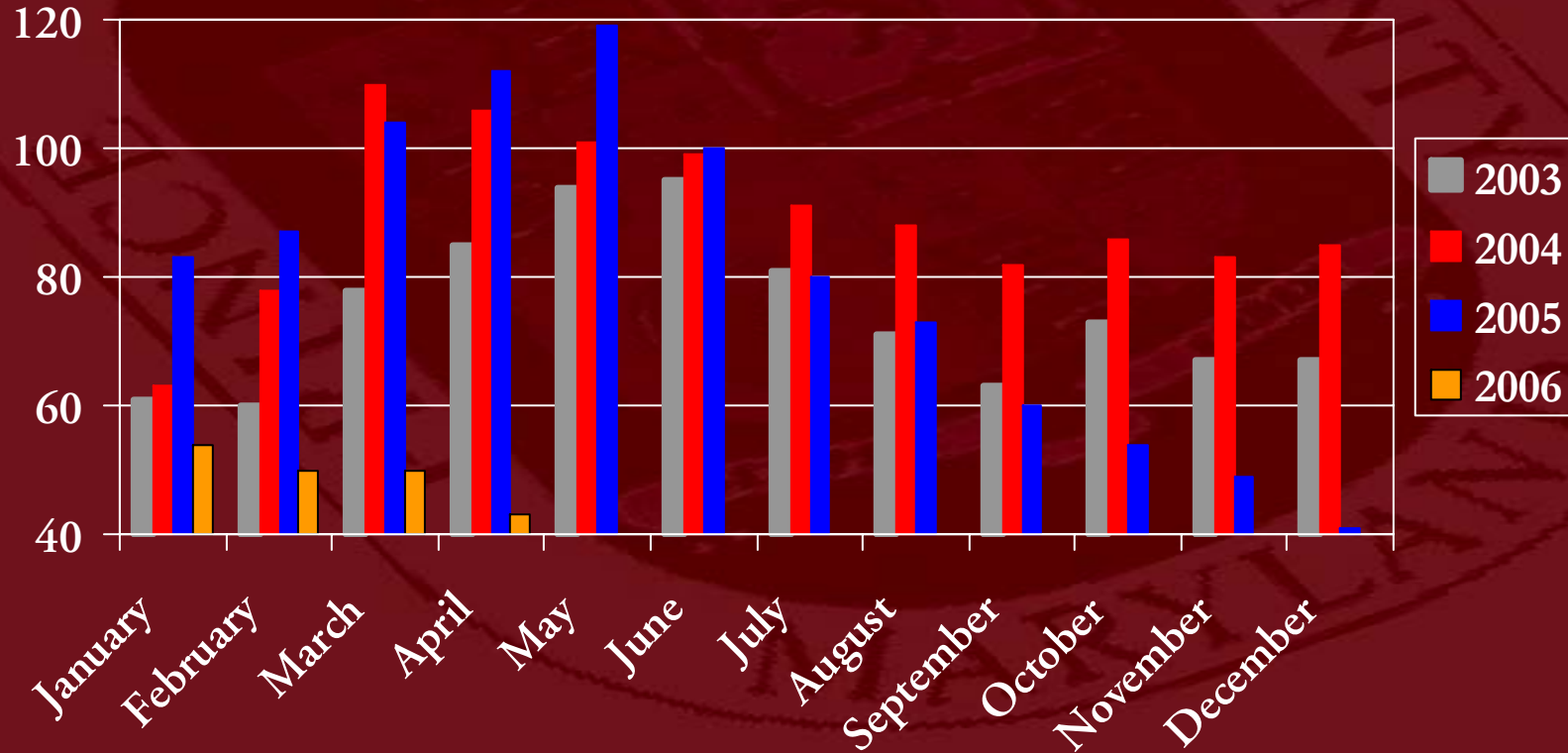


New Contracts (Condos/Co-ops)



Absorption Rate (Single-Family)

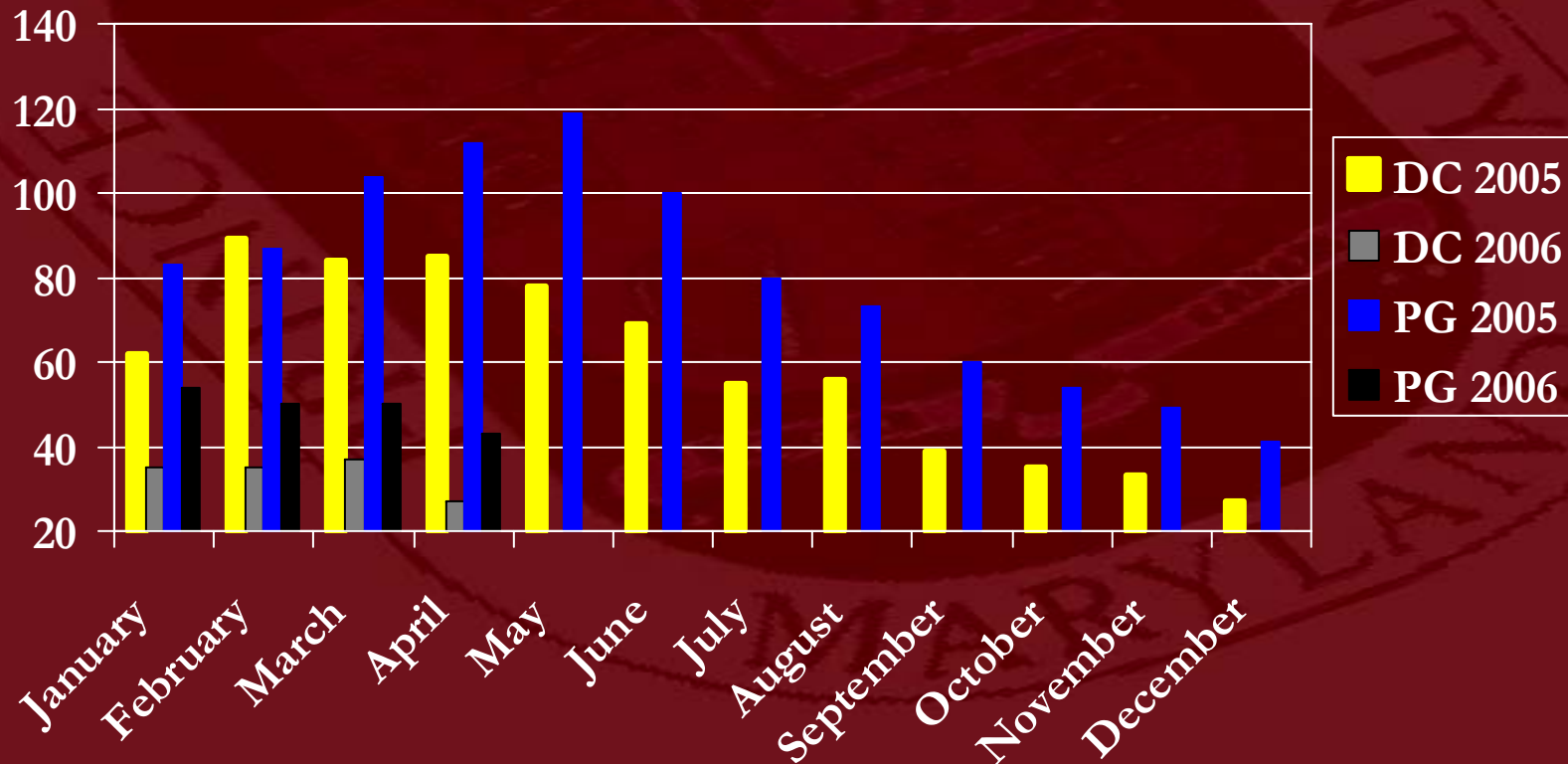
Absorption Rate is Percentage of New Contracts Versus Inventory



Absorption Rate (Single-Family)

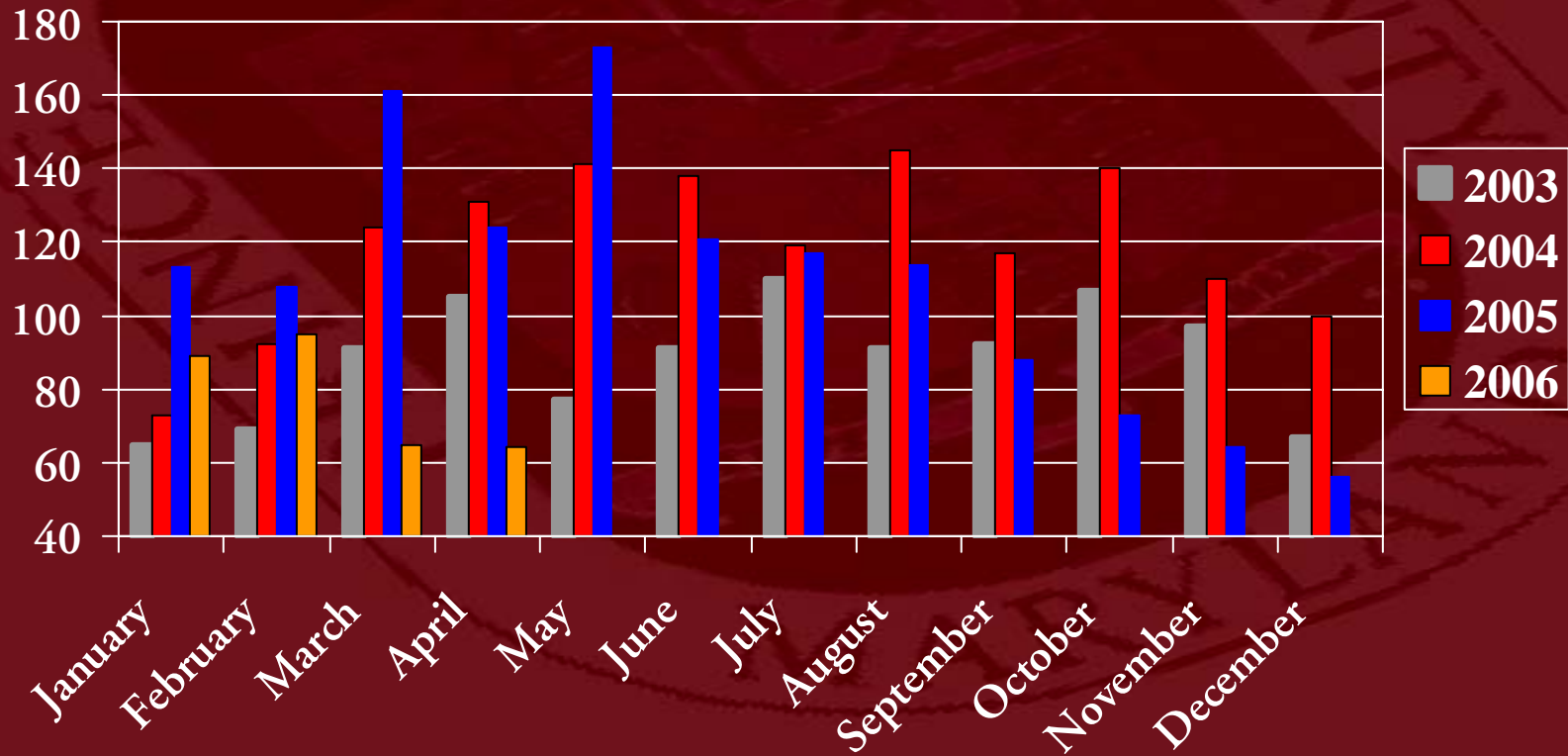
Absorption Rate is Percentage of New Contracts Versus Inventory

Prince George's County vs. District of Columbia



Absorption Rate (Condos/Co-ops)

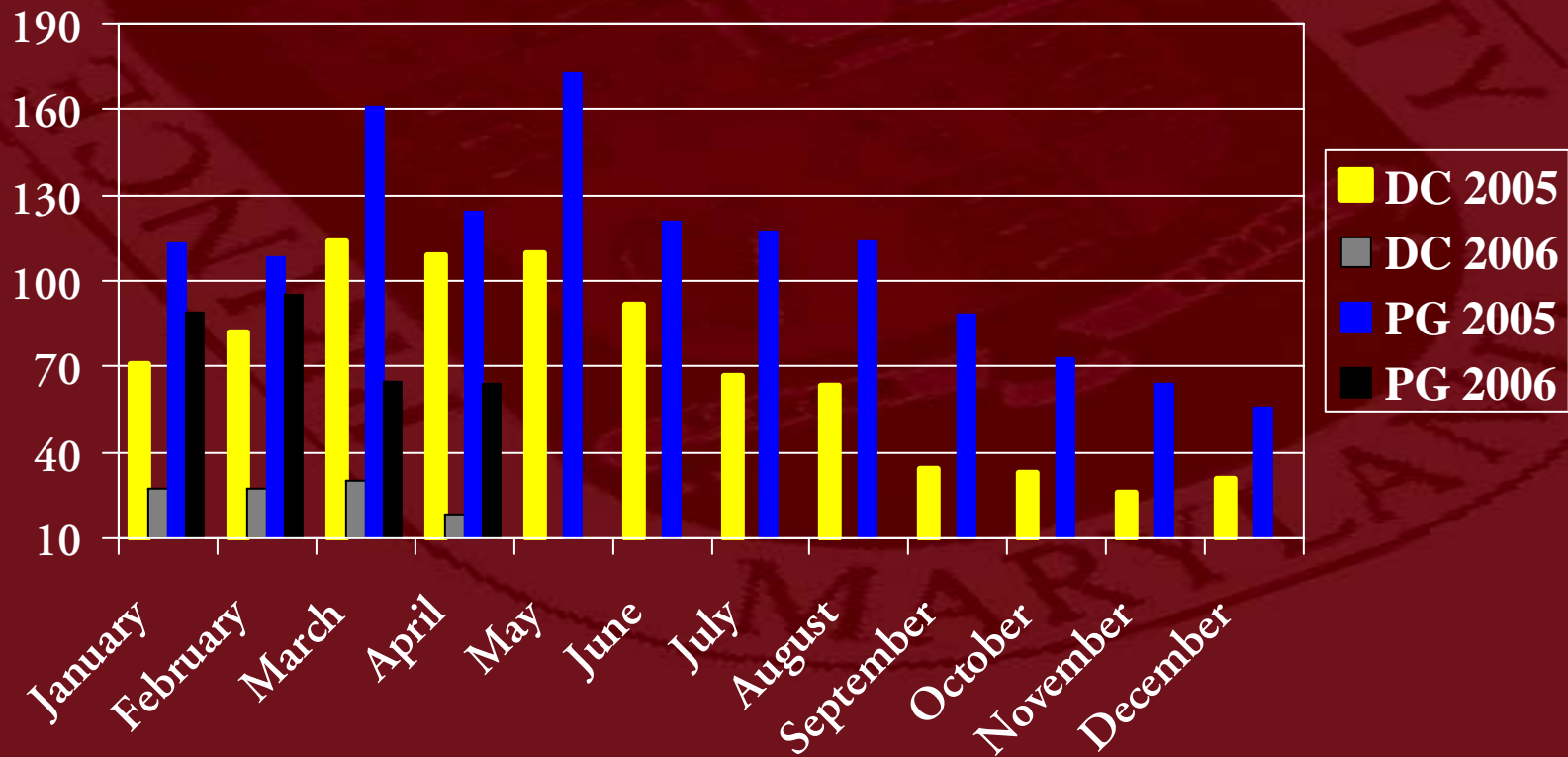
Absorption Rate is Percentage of New Contracts Versus Inventory



Absorption Rate (Condos/Co-ops)

Absorption Rate is Percentage of New Contracts Versus Inventory

Prince George's County vs. District of Columbia



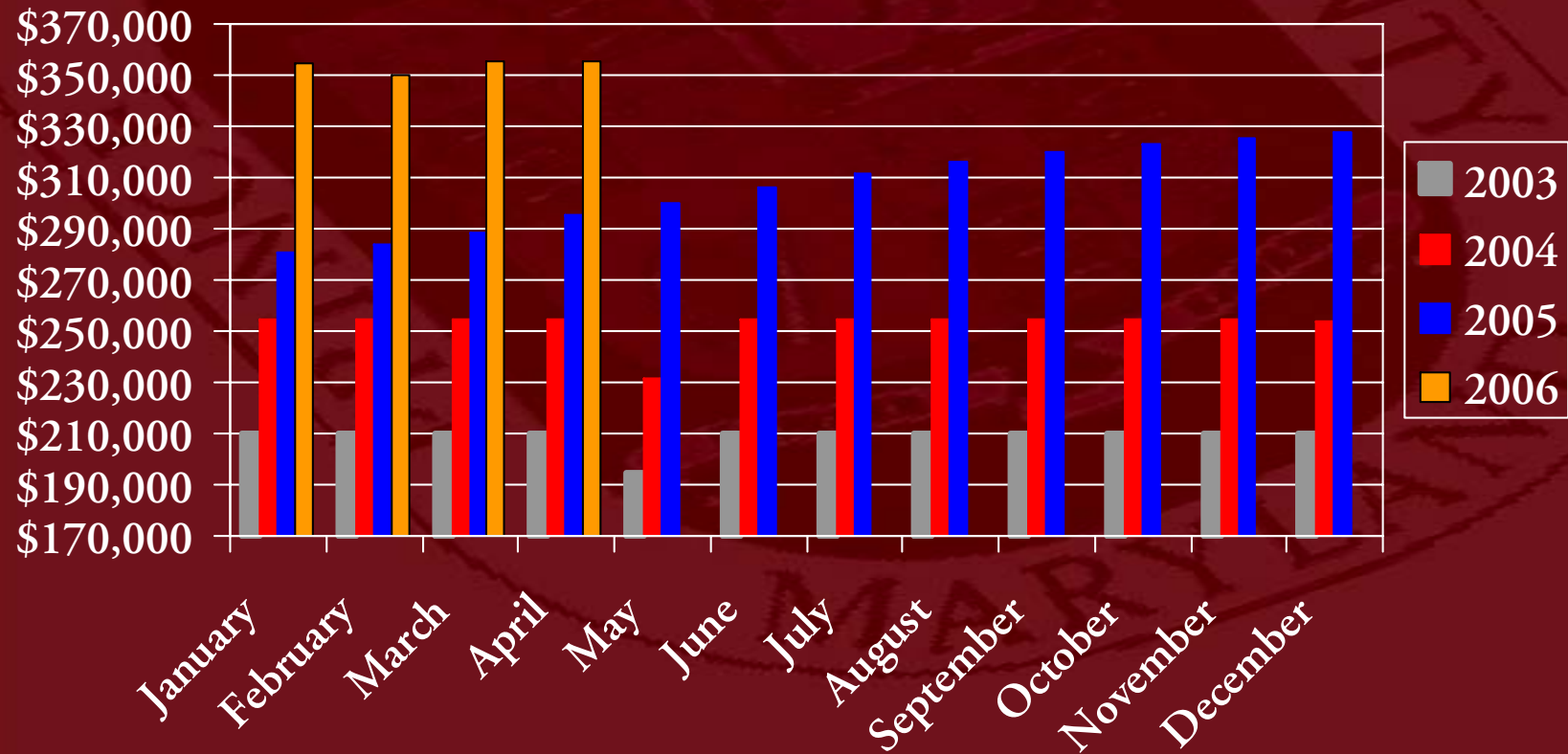
Average Single-Family Home Prices

April 2006 Comparison

DC: (unavailable)

MC: \$571,663

PG: \$355,668



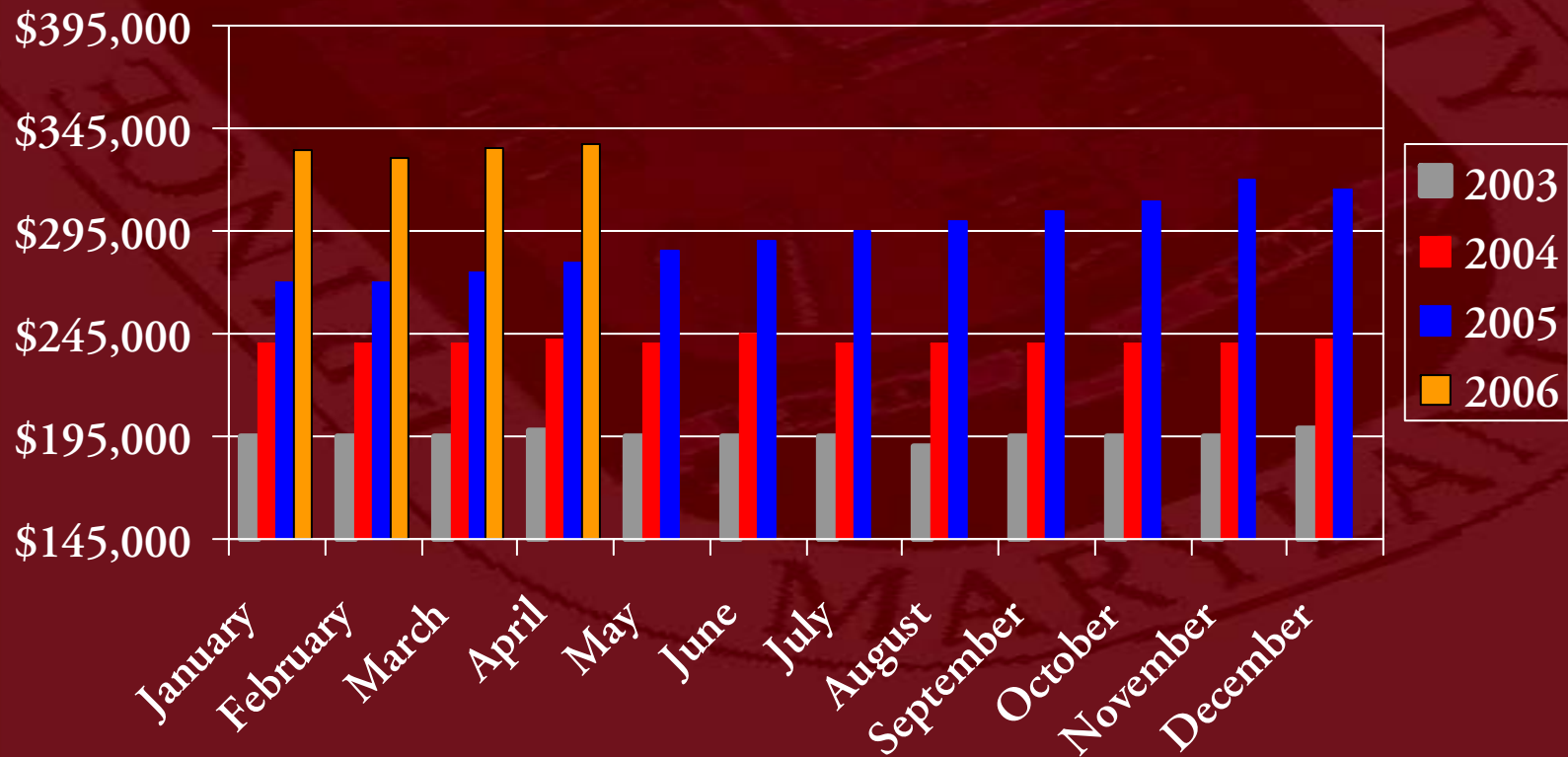
Median Single-Family Home Prices

April 2006 Comparison

DC: (unavailable)

MC: \$470,000

PG: \$337,100



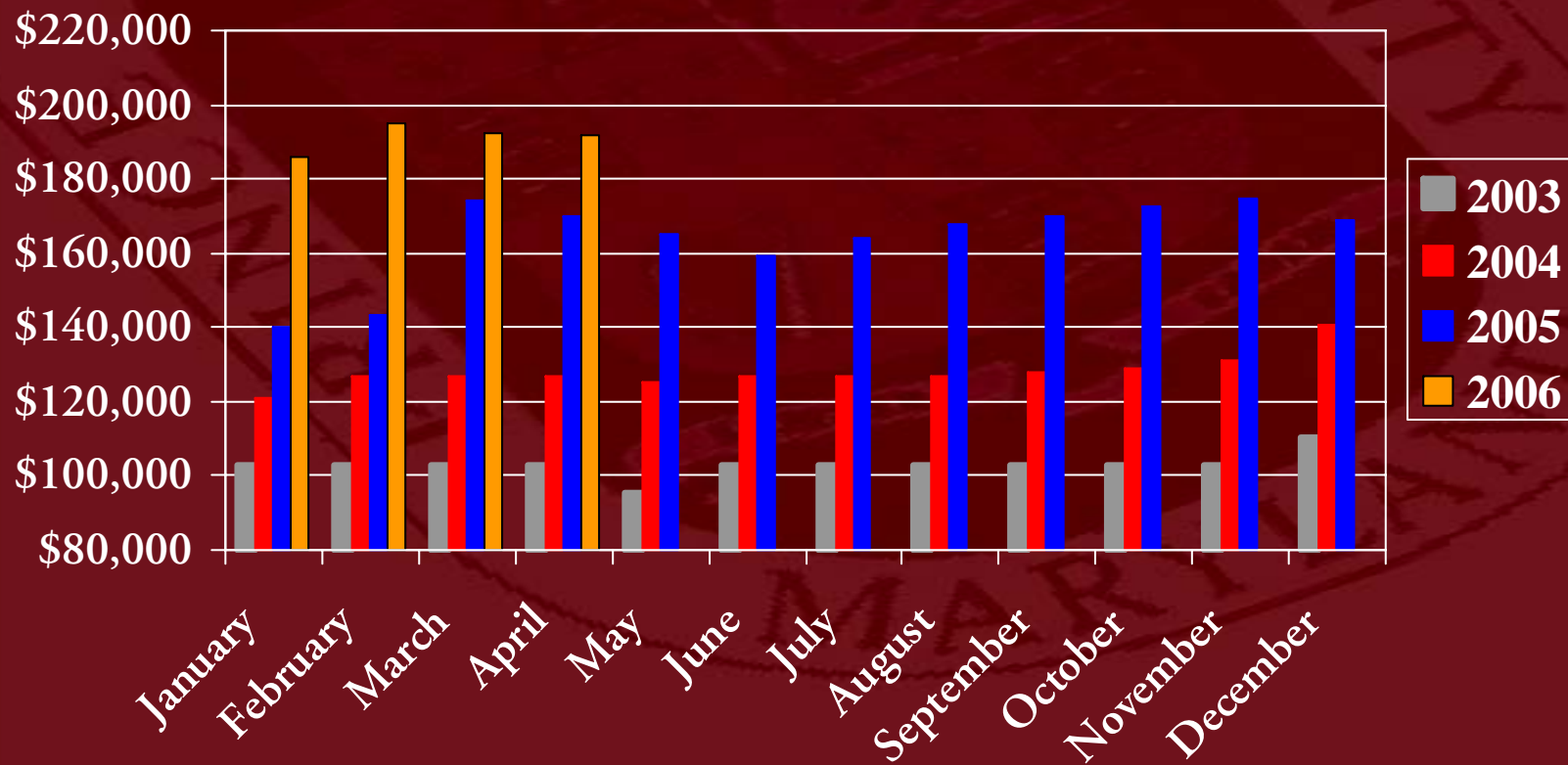
Average Condo/Co-op Prices

April 2006 Comparison

DC: (unavailable)

MC: \$312,409

PG: \$192,001



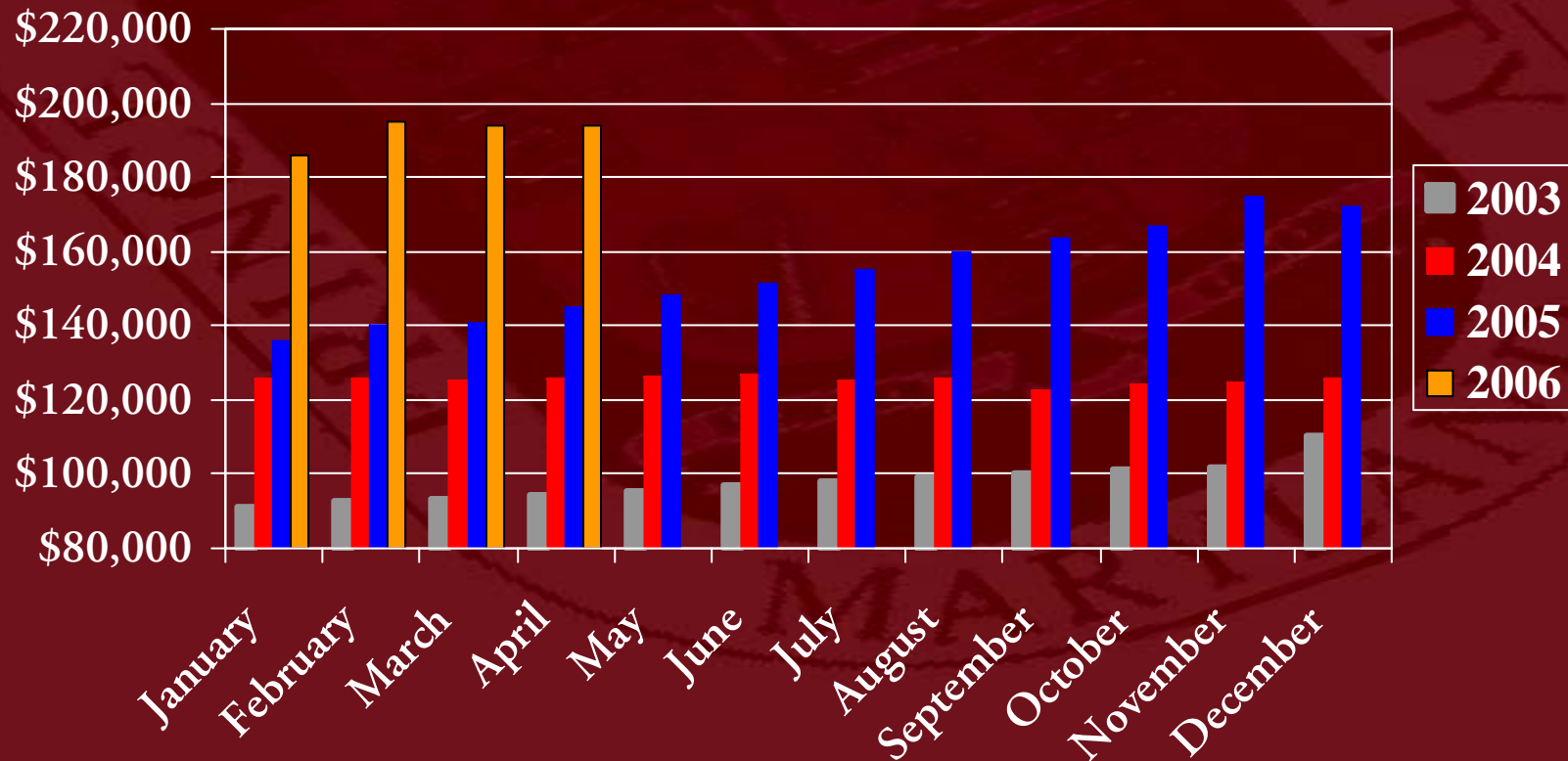
Median Condo/Co-op Prices

April 2006 Comparison

DC: (unavailable)

MC: \$285,000

PG: \$194,000



Market Statistics Summary

	April 2006	March 2006	February 2006	April 2005
Average Sold Price Single-Family	\$355,668	\$355,034	\$349,730	\$329,729
Median Sold Price Single-Family	\$337,100	\$335,000	\$330,500	\$315,000
Average Sold Price Condos	\$192,001**	\$192,183**	\$195,018*	\$177,306
Median Sold Price Condos	\$194,000	\$194,000	\$195,000	\$172,200
Total Units Sold (Condos & Single-Family)	1,113	1,153	896	1,265
Days on Market (Condos & Single-Family)	37	40	38	30

* Average & median condo prices are nearly even.

** Average price is usually more than the median price. This can be attributed to a market where there are homes being sold at a price below the median price. When the average price is more than the median price, there are homes being sold above the median price.

Putting It In Perspective

	April 2006	November 1999 (since modern stats were recorded)	Difference
Inventory <i>(Condos & Single-Family)</i>	2,766	4,241	(35%)
Total Units Sold <i>(Condos & Single-Family)</i>	1,113	748	33%
Absorption Rate <i>(Condos & Single-Family)</i>	45%*	18%*	27% points
Days on Market <i>(Condos & Single-Family)</i>	37	125	(338%)

**Weighted*

Decreases appear in parentheses (x).

National/Regional Look

MARCH

(latest available)

(Single-Family & Condos combined)

	<u>Average</u>	<u>Median</u>
National	\$266,000	\$218,000
Regional (South)	\$230,000	\$181,000

FYI

- *Nationally, inventory is up by 39.1% nationwide compared to a year ago, but sales are only down by 0.5%.*
- *Regionally (South), sales are up 2.4% comparing March 2006 to March 2005, and up 35.6% from February 2006.*
- *More info available at www.realtor.org/research*

Source: National Association of REALTORS®



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