Housing Statistics: May 2004

	Units			Average Price			Median Price		Pending Units		Active Inventory	
	2004	2003	%Chg	2004	2003	%Chg	2004	2003	2004	2003	2004	2003
Allegany	59	72	-18.1%	$91,493	$79,587	15.0%	$84,900	$66,950	78	81	260	324
Anne Arundel	822	768	7.0%	347,839	282,732	23.0%	269,450	222,450	970	903	1,460	1,510
Baltimore City	1,065	848	25.6%	126,885	104,300	21.7%	85,000	79,000	1,052	962	1,889	2,323
Baltimore County	1,068	966	10.6%	226,775	187,883	20.7%	180,000	154,935	1,202	1,086	1,344	1,504
Calvert	140	149	-6.0%	309,453	258,940	19.5%	244,450	220,000	171	164	341	366
Caroline	37	36	2.8%	206,608	191,228	8.0%	172,500	151,200	40	45	183	183
Carroll	231	232	-0.4%	288,973	240,727	20.0%	264,777	221,720	257	303	417	479
Cecil	102	99	3.0%	199,360	160,900	23.9%	181,750	138,000	144	118	395	349
Charles	249	257	-3.1%	251,165	207,326	21.1%	237,000	185,000	297	273	292	329
Dorchester	55	32	71.9%	189,888	130,991	45.0%	149,000	106,000	48	39	248	239
Frederick	420	364	15.4%	289,025	224,898	28.5%	249,900	197,700	489	433	631	728
Garrett	46	50	-8.0%	275,800	262,317	5.1%	234,950	186,000	37	36	394	286
Harford	349	312	11.9%	228,408	189,421	20.6%	202,000	166,500	398	365	655	578
Howard	435	443	-1.8%	367,547	269,696	36.3%	313,500	237,900	530	523	580	565
Kent	35	27	29.6%	316,038	281,043	12.5%	236,294	184,150	29	30	178	135
Montgomery	1,543	1,403	10.0%	434,633	352,383	23.3%	361,000	290,000	1,990	1,819	2,003	2,281
Prince George's	1,395	1,175	18.7%	229,240	191,367	19.8%	225,000	180,000	1,601	1,503	1,478	1,781
Queen Anne's	94	72	30.6%	362,746	303,948	19.3%	297,450	229,450	105	104	384	354
Somerset	18	18	0.0%	104,288	63,416	64.5%	77,000	56,000	N/A	N/A	N/A	N/A
St. Mary's	121	117	3.4%	246,747	224,834	9.7%	203,000	202,433	129	137	235	280
Talbot	85	60	41.7%	400,560	514,253	-22.1%	285,000	282,500	81	67	406	344
Washington	159	123	29.3%	207,582	168,914	22.9%	183,000	139,000	216	186	420	527
Wicomico	91	113	-19.5%	148,842	138,860	7.2%	139,999	128,000	N/A	N/A	N/A	N/A
Worcester	283	278	1.8%	307,362	272,565	12.8%	299,999	225,000	N/A	N/A	N/A	N/A
MARYLAND	**8,902**	**8,014**	**11.1%**	**$279,518**	**$232,137**	**20.4%**	**$236,290**	**$194,759**	**9,864**	**9,177**	**14,193**	**15,465**

Reported by MRIS and Coastal Association of Realtors. **NOTE: UNITS ARE THE "UNITS" SOLD, PENDING ARE UNDER CONTRACT**