



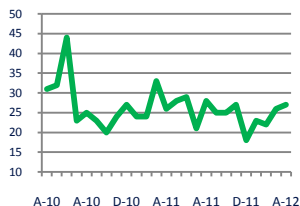
Focus On: Brookland and Woodridge Housing Market

April 2012

Zip Code(s): 20017 and 20018

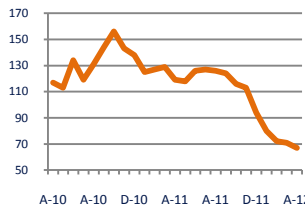
Units Sold

27



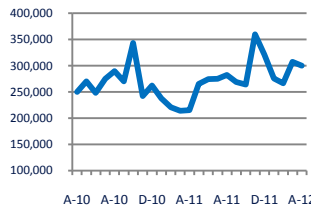
Active Inventory

67



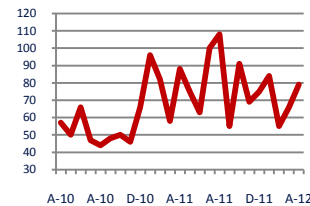
Median Sale Price

\$300,000



Days On Market

79



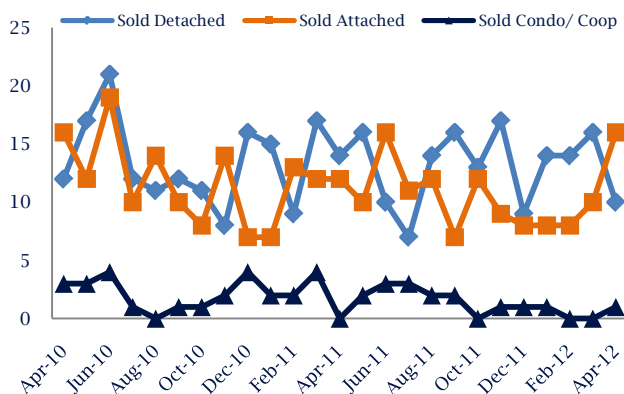
Up 4%
Vs. Year Ago

Down -44%
Vs. Year Ago

Up
Vs. Year Ago

Down -10%
Vs. Year Ago

Units Sold*



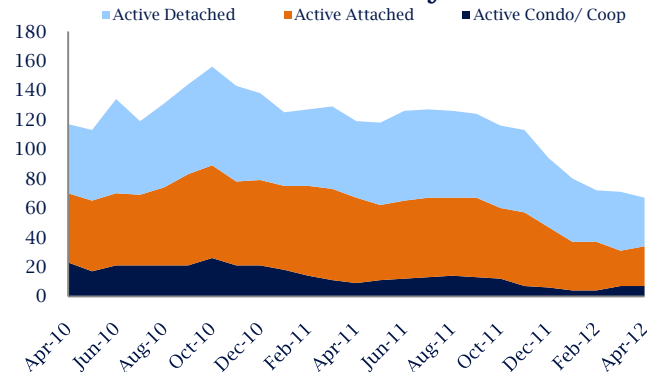
Units Sold

There was an increase in total units sold in April, with 27 sold this month in Brookland and Woodridge versus 26 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2011.

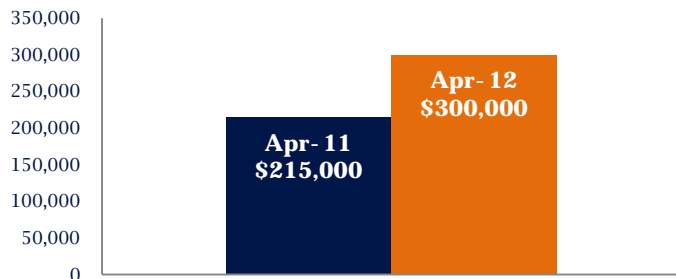
Active Inventory

Versus last year, the total number of homes available this month is lower by 52 units or 44%. The total number of active inventory this April was 67 compared to 119 in April 2011. This month's total of 67 is lower than the previous month's total supply of available inventory of 71, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Brookland and Woodridge Homes was \$215,000. This April, the median sale price was \$300,000, an increase of \$85,000 compared to last year. The current median sold price is lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Brookland and Woodridge are defined as properties in zip codes 20017/20018.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





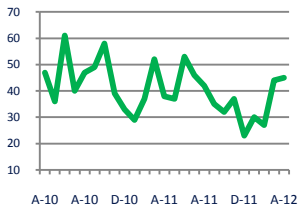
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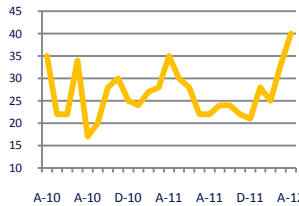
New Listings

45



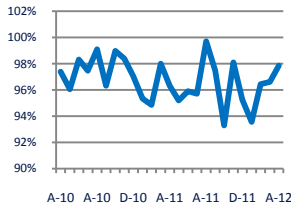
Current Contracts

40



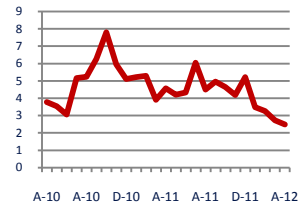
Sold Vs. List Price

97.9%



Months of Supply

2.5



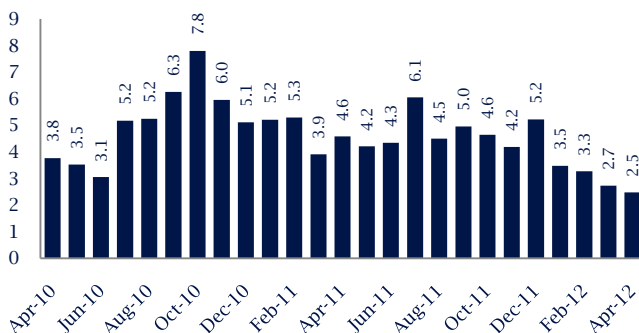
Up 18%
Vs. Year Ago

Up 14%
Vs. Year Ago

Up 1.6%
Vs. Year Ago

Down -46%
Vs. Year Ago

Months Of Supply



Months of Supply

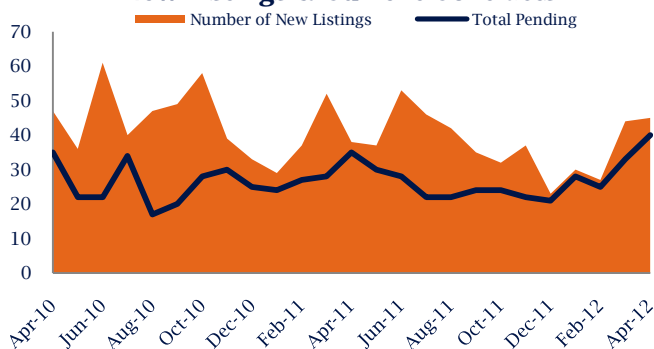
In April, there was 2.5 months of supply available in Brookland and Woodridge, compared to 4.6 in April 2011. That is a decrease of 46% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

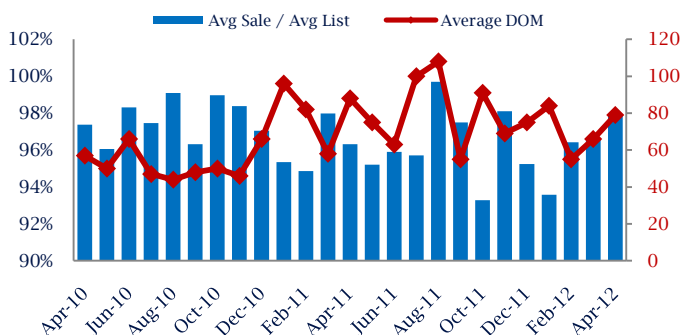
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Brookland and Woodridge compared to 38 in April 2011, an increase of 18%. There were 40 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 14% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Brookland and Woodridge was 97.9% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 79, lower than the average last year, which was 88, a decrease of 10%.

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