

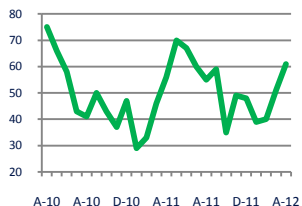


Focus On: Petworth Housing Market

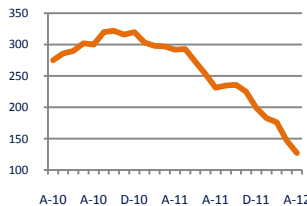
April 2012

Zip Code(s): 20011

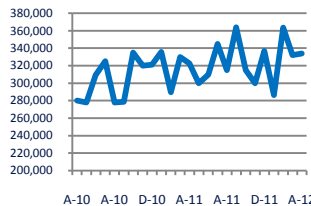
Units Sold
61



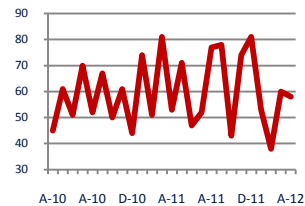
Active Inventory
127



Median Sale Price
\$334,000



Days On Market
58



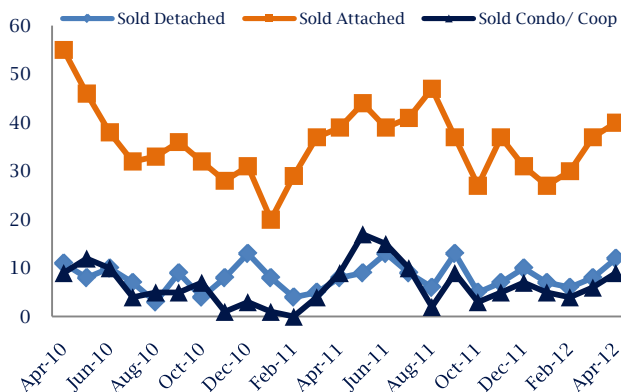
Up 9%
Vs. Year Ago

Down -57%
Vs. Year Ago

Up 4%
Vs. Year Ago

Up 9%
Vs. Year Ago

Units Sold*



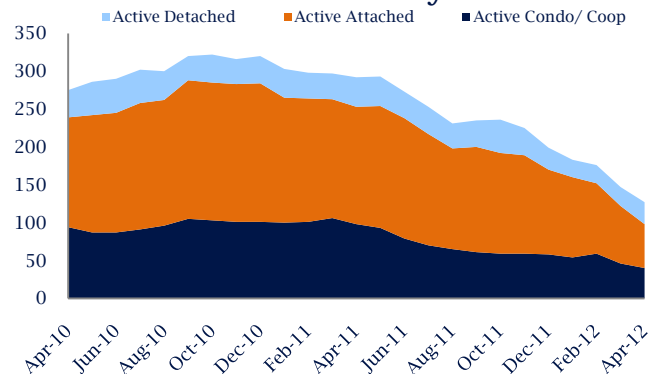
Units Sold

There was an increase in total units sold in April, with 61 sold this month in Petworth versus 51 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 9% versus April 2011.

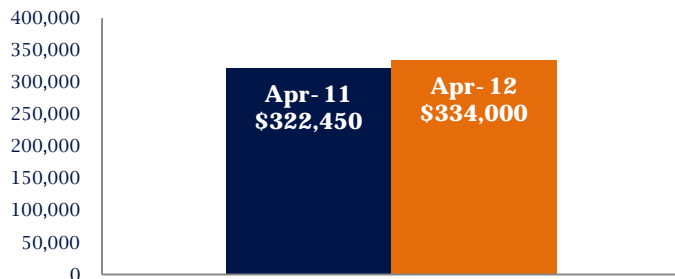
Active Inventory

Versus last year, the total number of homes available this month is lower by 165 units or 57%. The total number of active inventory this April was 127 compared to 292 in April 2011. This month's total of 127 is lower than the previous month's total supply of available inventory of 147, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Petworth Homes was \$322,450. This April, the median sale price was \$334,000, an increase of 4% or \$11,550 compared to last year. The current median sold price is 1% higher 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.

Petworth are defined as properties listed in zip code/s 20011.

*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.





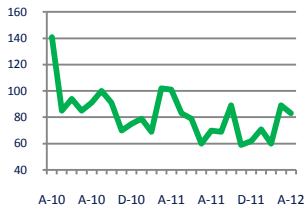
Focus On: Petworth Housing Market

April 2012

Zip Code(s): 20011

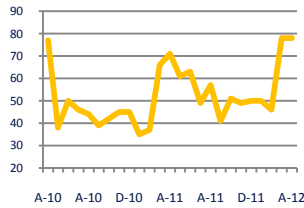
New Listings

83



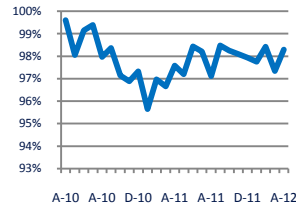
Current Contracts

78



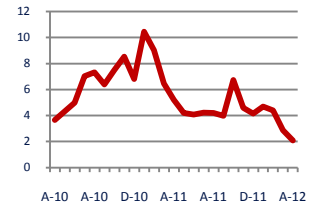
Sold Vs. List Price

98.3%



Months of Supply

2.1



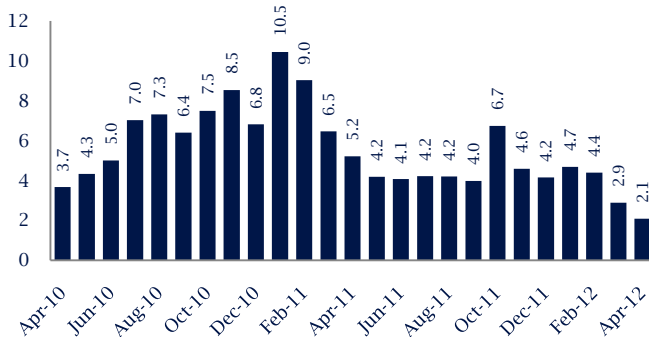
Down -18%
Vs. Year Ago

Up 10%
Vs. Year Ago

Up 0.7%
Vs. Year Ago

Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.1 months of supply available in Petworth, compared to 5.2 in April 2011. That is a decrease of 60% versus a year ago.

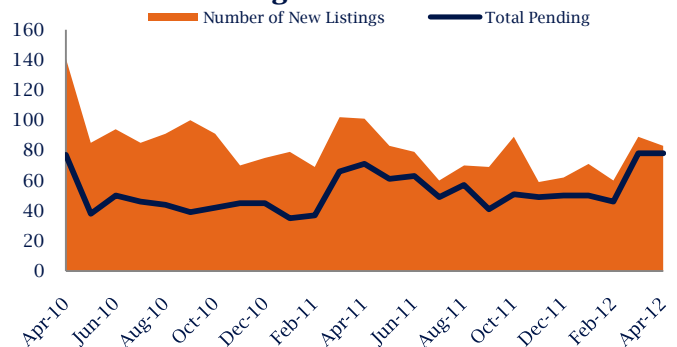
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

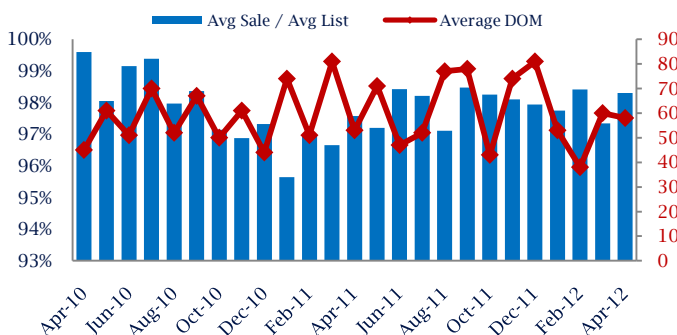
This month there were 83 homes newly listed for sale in Petworth compared to 101 in April 2011, a decrease of 18%.

There were 78 current contracts pending sale this April compared to 71 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Petworth was 98.3% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, higher than the average last year, which was 53, an increase of 9%.

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