

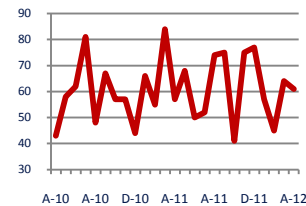
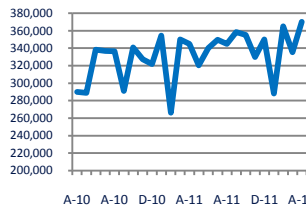
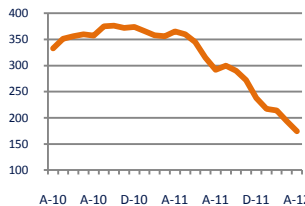
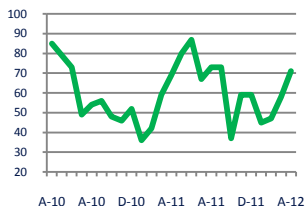


## Focus On: Shepherd Park and Petworth Housing Market

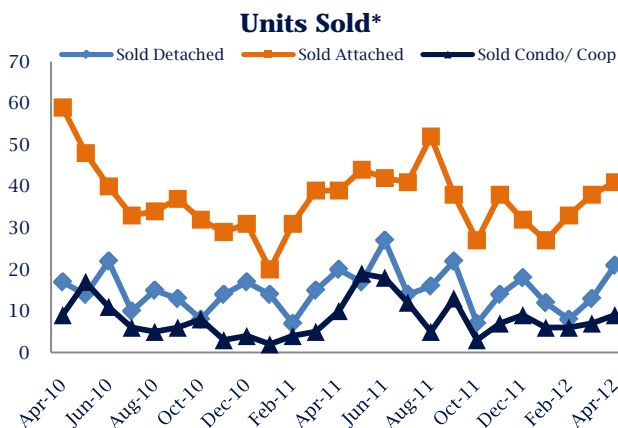
April 2012

Zip Code(s): 20011 and 20012

<b>Units Sold</b> 71	<b>Active Inventory</b> 174	<b>Median Sale Price</b> \$370,000	<b>Days On Market</b> 61
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<b>Up 3%</b> Vs. Year Ago	<b>Down -52%</b> Vs. Year Ago	<b>Up 7%</b> Vs. Year Ago	<b>Up 7%</b> Vs. Year Ago
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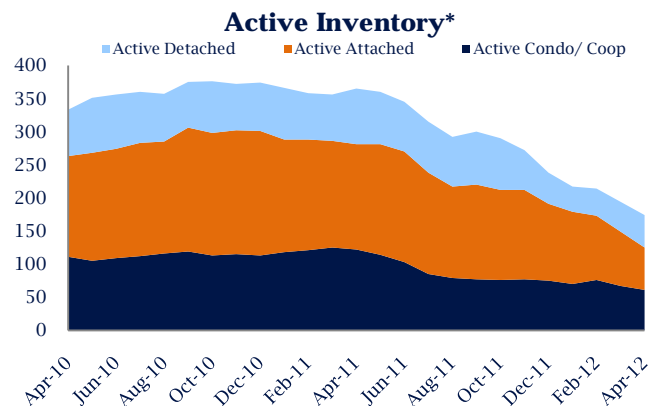


### Units Sold

There was an increase in total units sold in April, with 71 sold this month in Shepherd Park and Petworth versus 58 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2011.

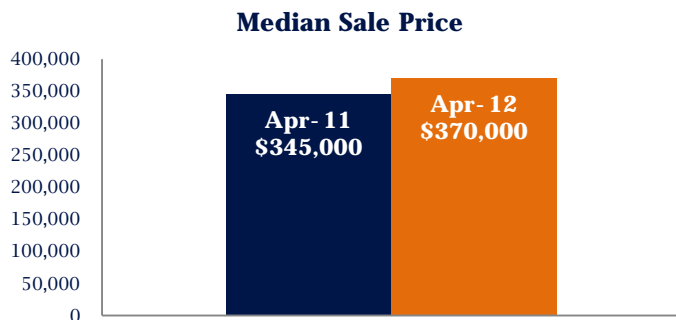
### Active Inventory

Versus last year, the total number of homes available this month is lower by 191 units or 52%. The total number of active inventory this April was 174 compared to 365 in April 2011. This month's total of 174 is lower than the previous month's total supply of available inventory of 194, a decrease of 10%.



### Median Sale Price

Last April, the median sale price for Shepherd Park and Petworth Homes was \$345,000. This April, the median sale price was \$370,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 10% 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.

Shepherd Park and Petworth are defined by properties in zip codes 20011/20012 and includes but is not limited to these neighborhoods: Shepherd Park, Colonial Village, Crestwood, and Petworth. \*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.





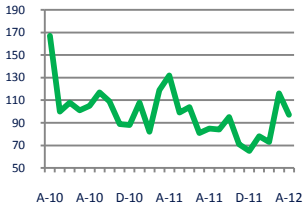
## Focus On: Shepherd Park and Petworth Housing Market

April 2012

Zip Code(s): 20011 and 20012

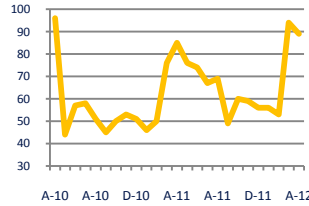
### New Listings

97



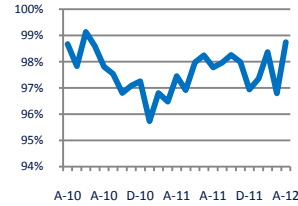
### Current Contracts

89



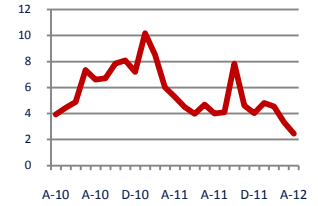
### Sold Vs. List Price

98.7%



### Months of Supply

2.5



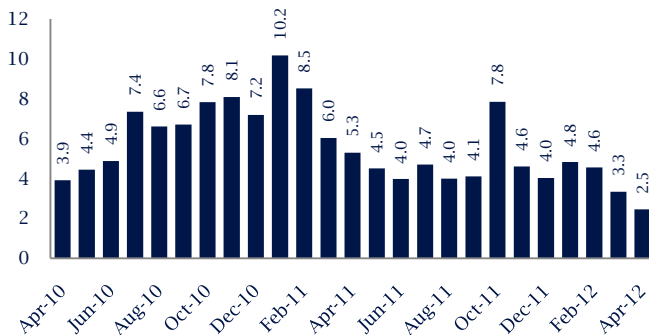
**Down -27%**  
Vs. Year Ago

**Up 5%**  
Vs. Year Ago

**Up 1.3%**  
Vs. Year Ago

**Down -54%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

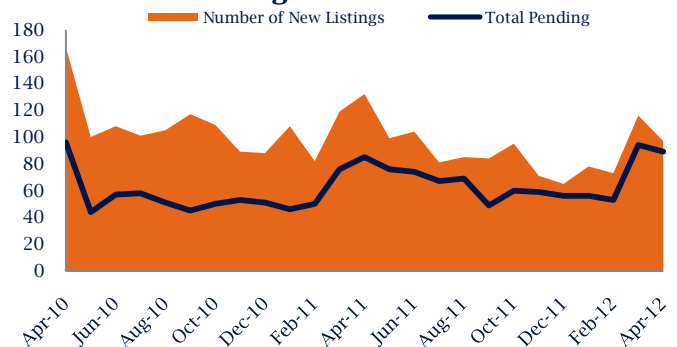
In April, there was 2.5 months of supply available in Shepherd Park and Petworth, compared to 5.3 in April 2011. That is a decrease of 54% versus a year ago.

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.

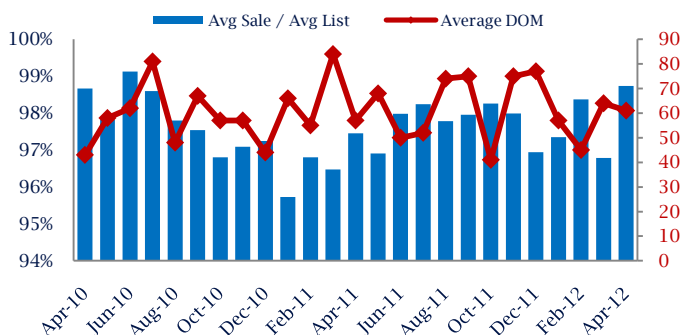
### New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Shepherd Park and Petworth compared to 132 in April 2011, a decrease of 27%. There were 89 current contracts pending sale this April compared to 85 a year ago. The number of current contracts is 5% 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 Shepherd Park and Petworth was 98.7% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 57, an increase of 7%.

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