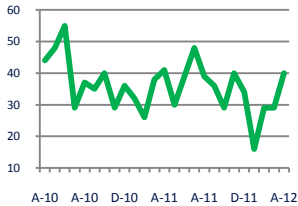




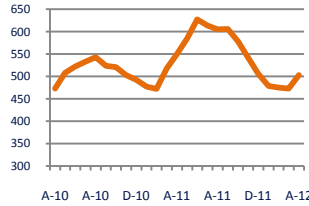
Focus On: Allegany County Housing Market

April 2012

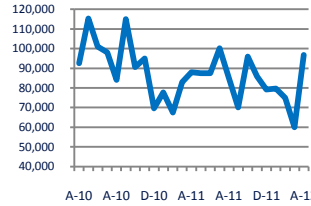
Units Sold
40



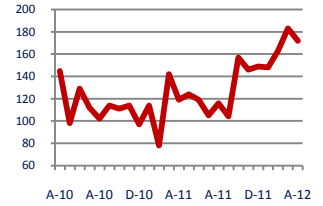
Active Inventory
503



Median Sale Price
\$96,750



Days On Market
172



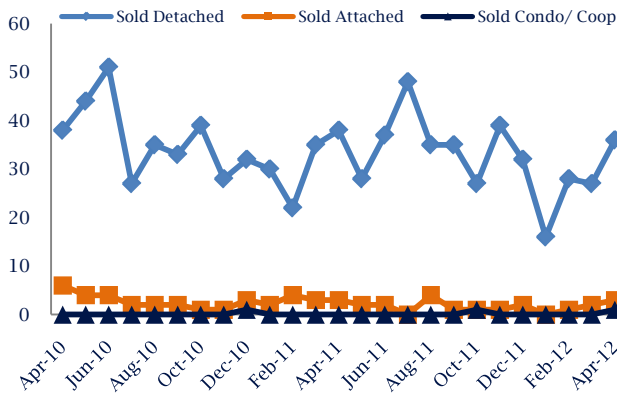
Down
Vs. Year Ago

Down -9%
Vs. Year Ago

Up
Vs. Year Ago

Up 45%
Vs. Year Ago

Units Sold*



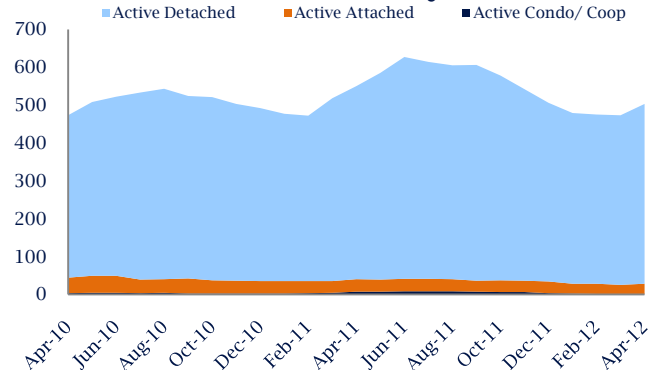
Units Sold

There was an increase in total units sold in April, with 40 sold this month in Allegany County. This month's total units sold was lower than at this time last year.

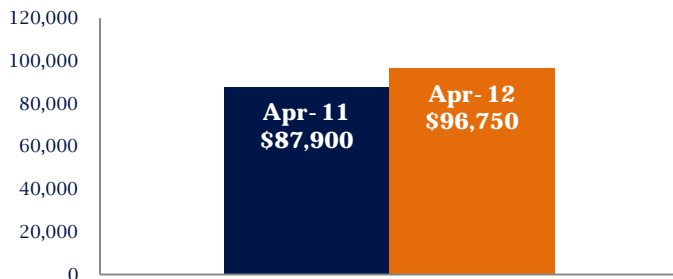
Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 9%. The total number of active inventory this April was 503 compared to 550 in April 2011. This month's total of 503 is higher than the previous month's total supply of available inventory of 473, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Allegany County Homes was \$87,900. This April, the median sale price was \$96,750, an increase of \$8,850 compared to last year. The current median sold price is 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.

*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.

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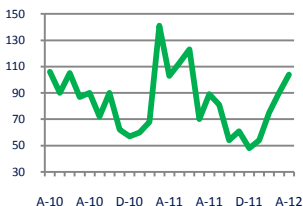


Focus On: Allegany County Housing Market

April 2012

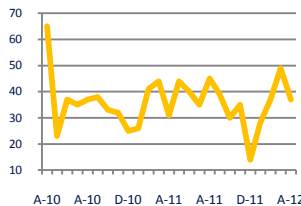
New Listings

104



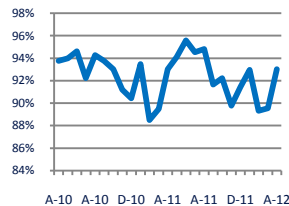
Current Contracts

37



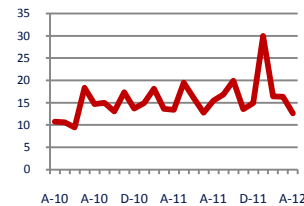
Sold Vs. List Price

93.0%



Months of Supply

12.6



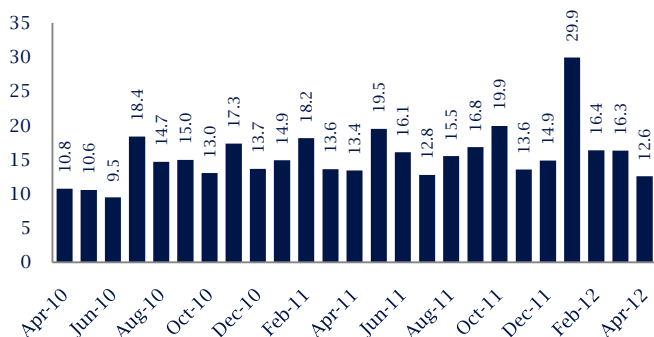
Up 1%
Vs. Year Ago

Up 19%
Vs. Year Ago

No Change
Vs. Year Ago

Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

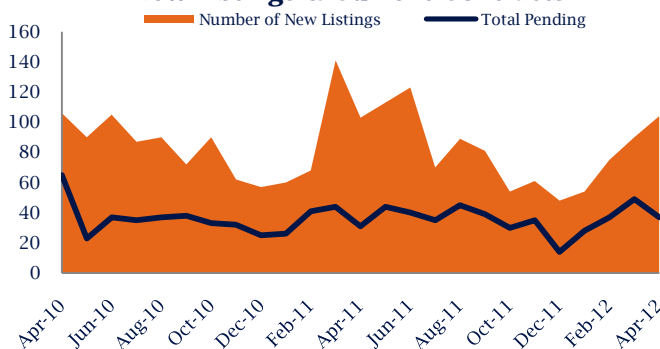
In April, there was 12.6 months of supply available in Allegany County, compared to 13.4 in April 2011. That is a decrease of 6% versus a year ago.

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.

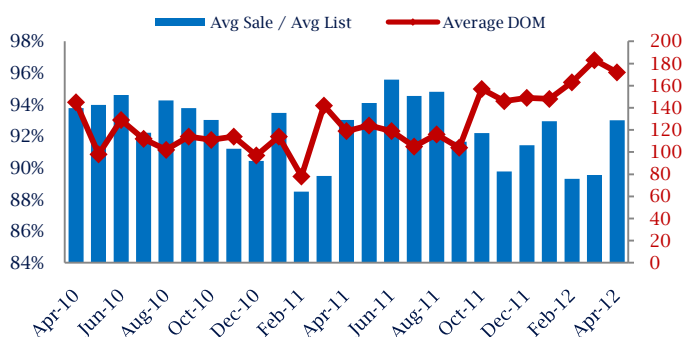
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Allegany County compared to 103 in April 2011, an increase of 1%. There were 37 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 19% 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 Allegany County was 93.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 172, higher than the average last year, which was 119, an increase of 45%.

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