

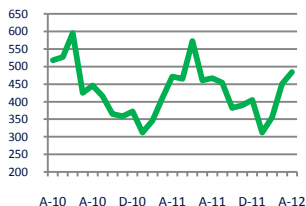


## Focus On: Anne Arundel County Housing Market

April 2012

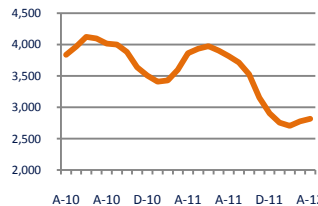
### Units Sold

484



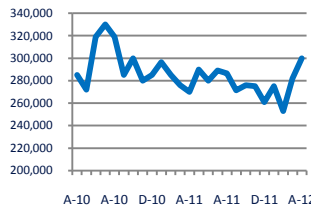
### Active Inventory

2,817



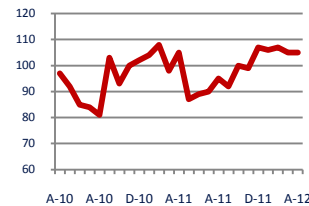
### Median Sale Price

\$300,000



### Days On Market

105



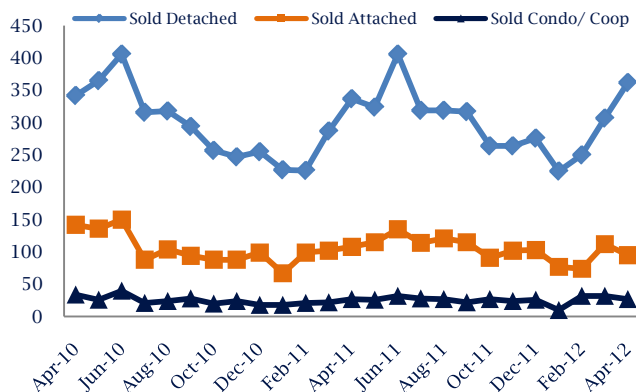
**Up 3%**  
Vs. Year Ago

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

**Up 11%**  
Vs. Year Ago

**No Change**  
Vs. Year Ago

### Units Sold\*



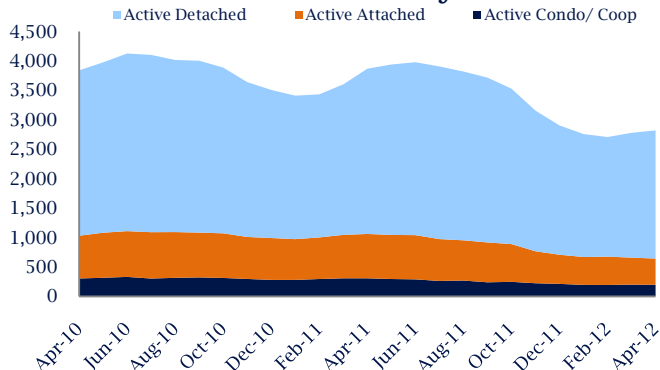
### Units Sold

There was an increase in total units sold in April, with 484 sold this month in Anne Arundel County versus 451 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2011.

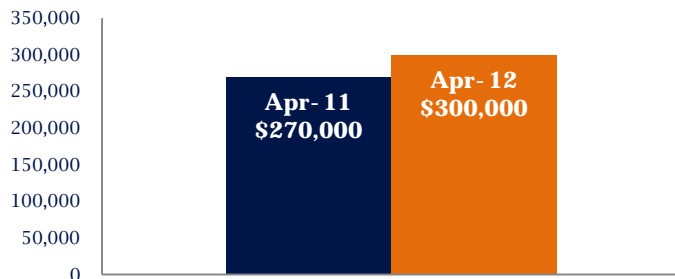
### Active Inventory

Versus last year, the total number of homes available this month is lower by 1,048 units or 27%. The total number of active inventory this April was 2,817 compared to 3,865 in April 2011. This month's total of 2,817 is higher than the previous month's total supply of available inventory of 2,777, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Anne Arundel County Homes was \$270,000. This April, the median sale price was \$300,000, an increase of 11% or \$30,000 compared to last year. The current median sold price is 6% 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.

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.



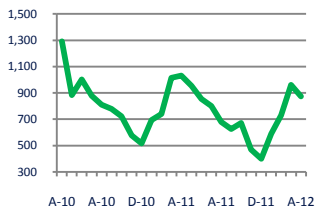


## Focus On: Anne Arundel County Housing Market

### April 2012

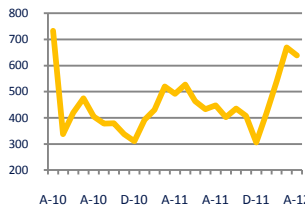
### New Listings

874



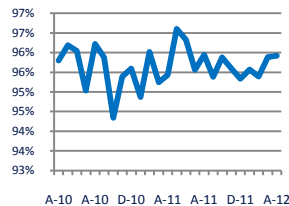
### Current Contracts

639



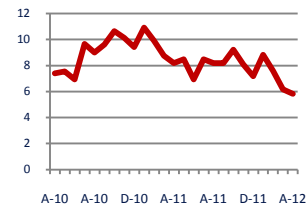
### Sold Vs. List Price

95.9%



### Months of Supply

5.8



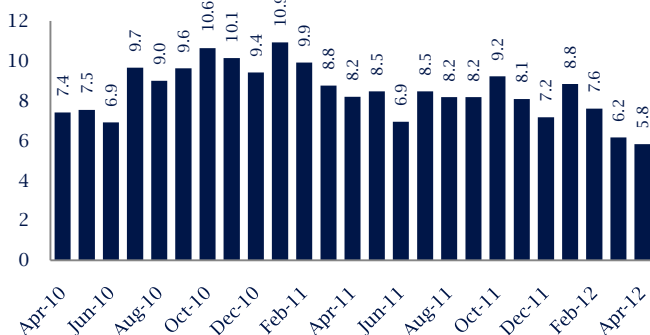
**Down -15%**  
Vs. Year Ago

**Up 30%**  
Vs. Year Ago

**Up 0.5%**  
Vs. Year Ago

**Down -29%**  
Vs. Year Ago

### Months Of Supply



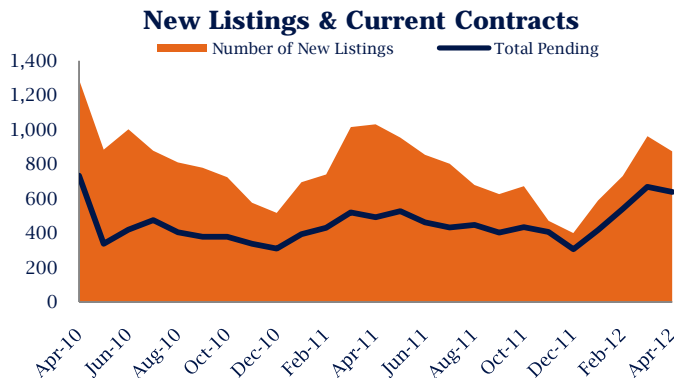
### Months of Supply

In April, there was 5.8 months of supply available in Anne Arundel County, compared to 8.2 in April 2011. That is a decrease of 29% versus a year ago.

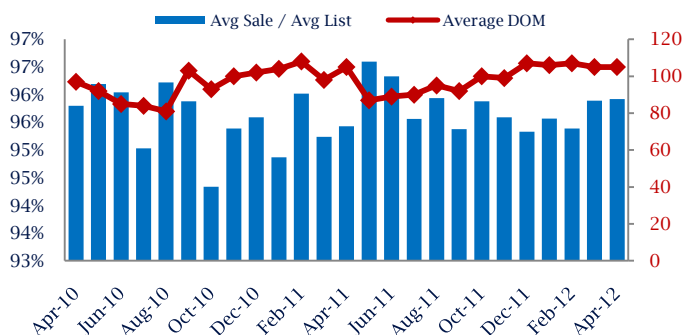
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

This month there were 874 homes newly listed for sale in Anne Arundel County compared to 1,031 in April 2011, a decrease of 15%. There were 639 current contracts pending sale this April compared to 492 a year ago. The number of current contracts is 30% higher than last April.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Anne Arundel County was 95.9% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 105, which is similar compared to a year ago.

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