



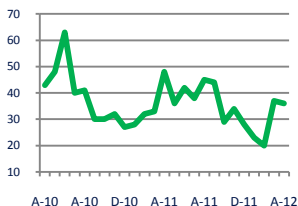
Focus On: Arnold and Broadneck Housing Market

April 2012

Zip Code(s): 21409 and 21012

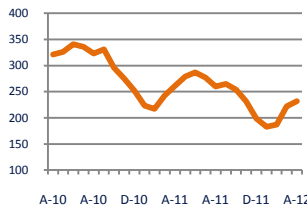
Units Sold

36



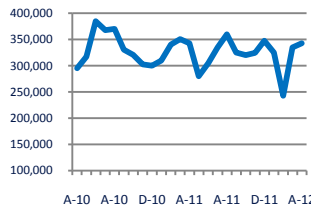
Active Inventory

232



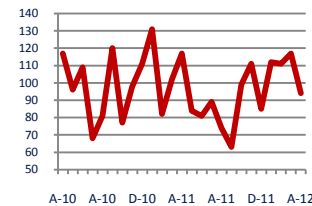
Median Sale Price

\$342,500



Days On Market

94



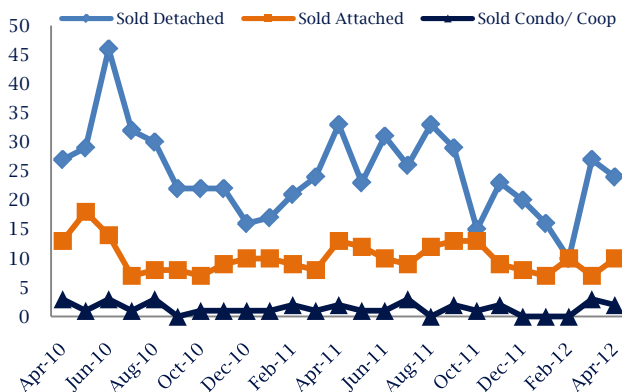
Down - 25%
Vs. Year Ago

Down - 11%
Vs. Year Ago

No Change
Vs. Year Ago

Down - 20%
Vs. Year Ago

Units Sold*



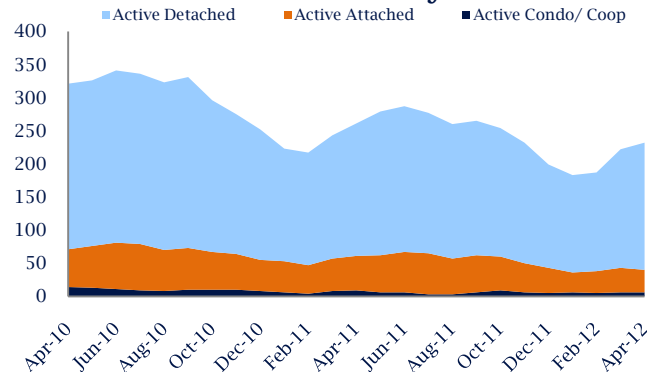
Units Sold

There was a decrease in total units sold in April, with 36 sold this month in Arnold and Broadneck versus 37 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2011.

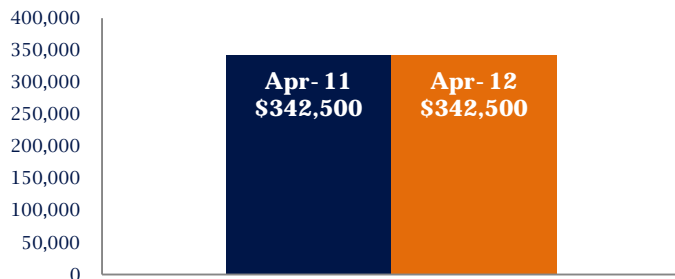
Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 11%. The total number of active inventory this April was 232 compared to 261 in April 2011. This month's total of 232 is higher than the previous month's total supply of available inventory of 222, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Arnold and Broadneck Homes was \$342,500. This April, the median sale price was \$342,500, which is similar compared to a year ago. The current median sold price is 2% 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.

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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.





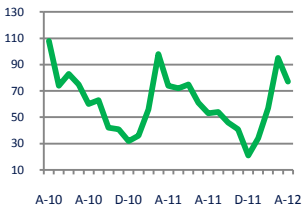
Focus On: Arnold and Broadneck Housing Market

April 2012

Zip Code(s): 21409 and 21012

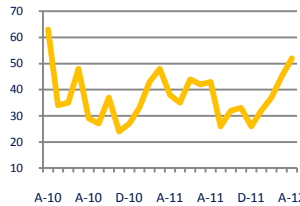
New Listings

77



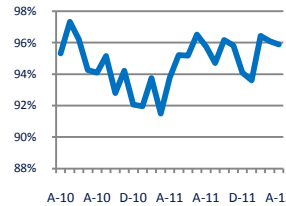
Current Contracts

52



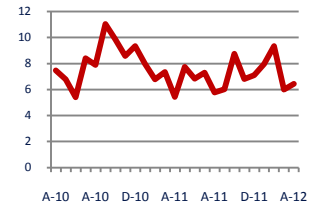
Sold Vs. List Price

95.9%



Months of Supply

6.4



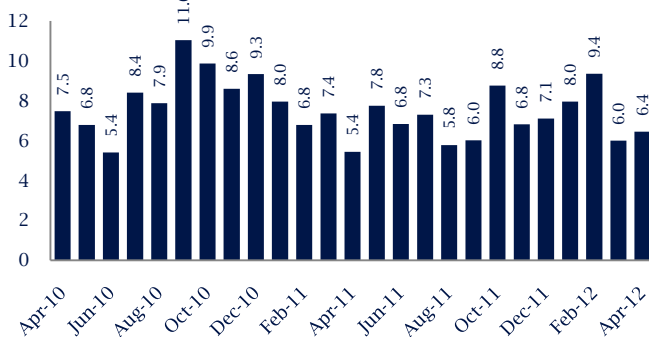
Up 4%
Vs. Year Ago

Up 37%
Vs. Year Ago

Up 2.3%
Vs. Year Ago

Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

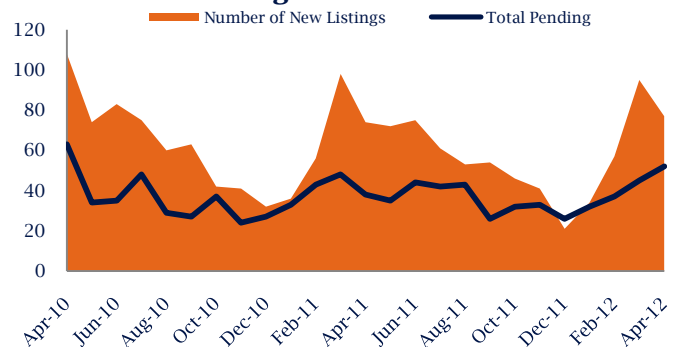
In April, there was 6.4 months of supply available in Arnold and Broadneck, compared to 5.4 in April 2011. That is an increase of 19% versus a year ago.

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 77 homes newly listed for sale in Arnold and Broadneck compared to 74 in April 2011, an increase of 4%. There were 52 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 37% 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 Arnold and Broadneck was 95.9% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 94, lower than the average last year, which was 117, a decrease of 20%.

Arnold and Broadneck are defined as properties listed in zip code/s 21409 and 21012.

*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.

