

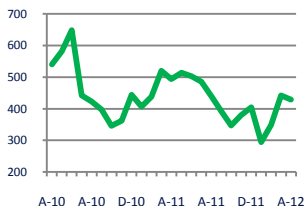


## Focus On: Baltimore City Housing Market

### April 2012

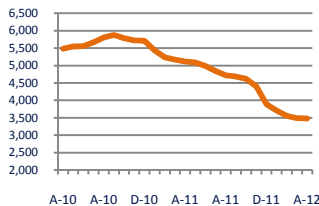
### Units Sold

429



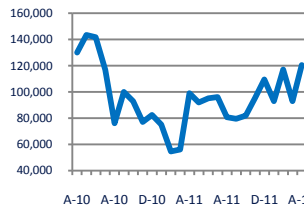
### Active Inventory

3,477



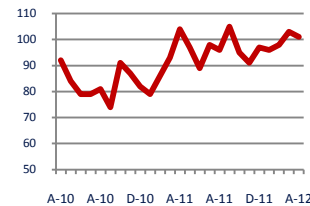
### Median Sale Price

\$120,500



### Days On Market

101



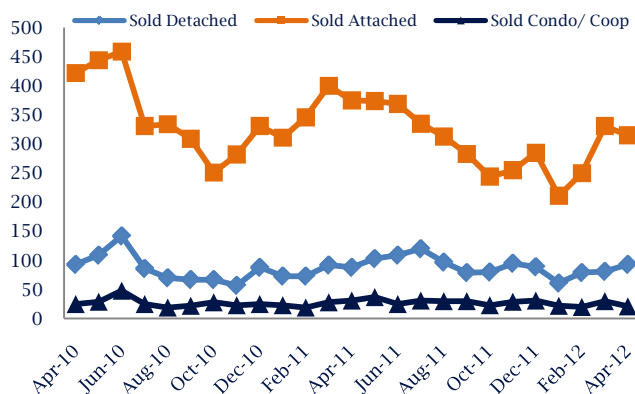
**Down - 13%**  
Vs. Year Ago

**Down - 32%**  
Vs. Year Ago

**Up**  
Vs. Year Ago

**Down - 3%**  
Vs. Year Ago

### Units Sold\*



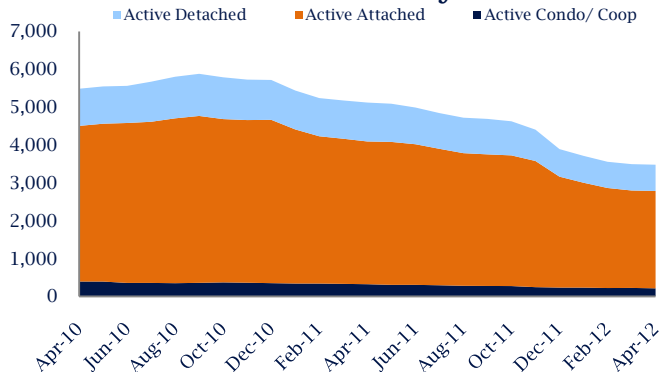
### Units Sold

There was a decrease in total units sold in April, with 429 sold this month in Baltimore City versus 442 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2011.

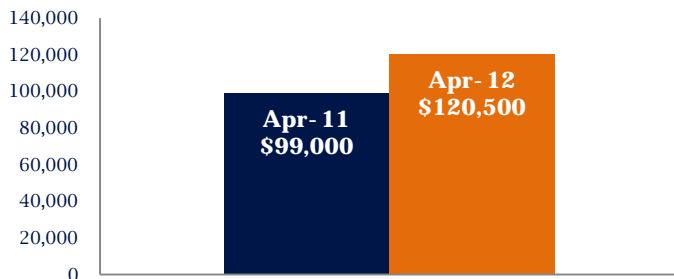
### Active Inventory

Versus last year, the total number of homes available this month is lower by 1,642 units or 32%. The total number of active inventory this April was 3477 compared to 5119 in April 2011. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Baltimore City Homes was \$99,000. This April, the median sale price was \$120,500, an increase of \$21,500 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.

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.



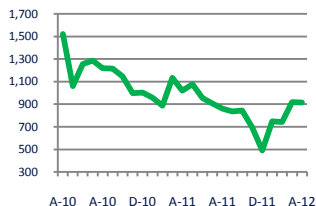


## Focus On: Baltimore City Housing Market

### April 2012

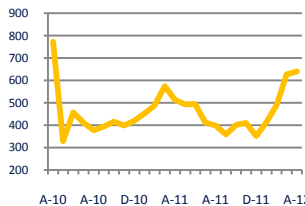
### New Listings

915



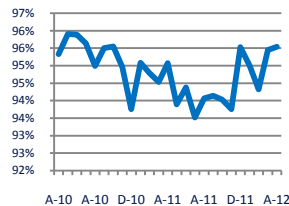
### Current Contracts

640



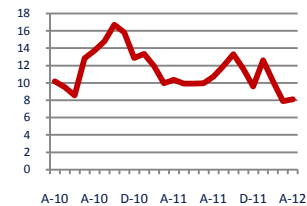
### Sold Vs. List Price

95.5%



### Months of Supply

8.1



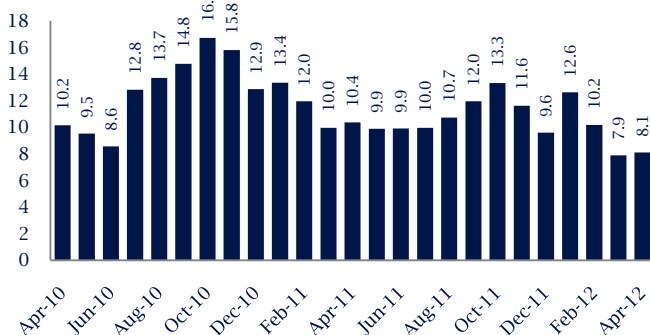
**Down - 10%**  
Vs. Year Ago

**Up 25%**  
Vs. Year Ago

**No Change**  
Vs. Year Ago

**Down - 22%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

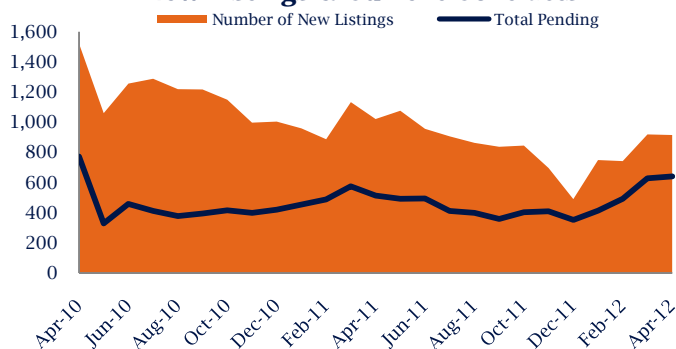
In April, there was 8.1 months of supply available in Baltimore City, compared to 10.4 in April 2011. That is a decrease of 22% versus a year ago.

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.

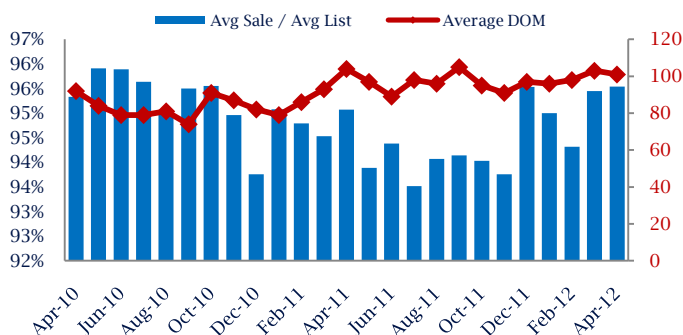
### New Listings & Current Contracts

This month there were 915 homes newly listed for sale in Baltimore City compared to 1,021 in April 2011, a decrease of 10%. There were 640 current contracts pending sale this April compared to 513 a year ago. The number of current contracts is 25% 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 Baltimore City was 95.5% 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 101, lower than the average last year, which was 104, a decrease of 3%.

\*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.

